

Mercer County Law Journal

Digital Edition

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VOL. 40 - ISSUE 51

(The Official Legal Publication of Mercer County, Pennsylvania)

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

Debra A. Arner, Business Manager

ESTATE NOTICES

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

FIRST PUBLICATION

BRANDT, JUDITH A., A/K/A BRANDT, JUDITH ANN, BRANDT, JUDITH
2025-916

Late of Sharpsville Boro, Mercer Co., PA
Executrix: Mary L. Manis, 377 7th Street, Sharpsville, PA 169150
Attorney: James M. Goodwin, Esq.
MCLJ - Dec. 23, 30, 2025, Jan. 6, 2026

BUCZEK, JOHN, A/K/A BUCZEK, JOHN J
2025-886

Late of Hermitage, Mercer Co., PA
Executrix: Michelle L. Stevens, 104 Castle Brook Drive, Cranberry Twp, PA 16066
Attorney: Emily N. Masotto, Esq., 500 Commonwealth Drive, Warrendale, PA 15086
MCLJ - Dec. 23, 30, 2025, Jan. 6, 2026

DARLINGTON, ROBERT E.
2025-889

Late of Mercer Boro, Mercer Co., PA
Administrator: Zachary Darlington, 1055 Park Avenue, Girard, OH 44420
Attorney: Gregory R. Unatin, Esq., 310 Grant Street, Ste 3204, Grant Building, Pittsburgh, PA 15219
MCLJ - Dec. 23, 30, 2025, Jan. 6, 2026

GERDY, ROSE M. A/K/A GERDY, ROSE MARIE GERDY, ROSE
2025-915

Late of Greenville, Mercer Co., PA
Executrix: Marianne Drew, 554 Patton Rd., Sandy Lake, PA 16145
Attorney: Barbara Seman Ochs
MCLJ - Dec. 23, 30, 2025, Jan. 6, 2026

MORRIS, MARILYN, AKA MORRIS, MARILYN
2025-918

Late of Sharon, Mercer Co., PA
Executrix: LaVerne Hofius, 189 Romain Road, Pulaski, PA 16143
Attorney: Wade M. Fisher, Esq.
MCLJ - Dec. 23, 30, 2025, Jan. 6, 2026

WHEELER, KIMBERLY ANN
2025-914

Late of Pine Twp., Mercer Co., PA

Administratrix: Victoria Wheeler, 563 Barkeyville Road, Grove City, PA 16127
Attorney: Gregory D. Metrick, Esq
MCLJ - Dec. 23, 30, 2025, Jan. 6, 2026

YOBST, KEVIN C.

2025-855

Late of Findley Twp., Mercer Co., PA
Administratrix: Pamela Devore, 130 Cranberry Road, Grove City, PA 16127
Attorney: James P. Coulter, Esq., 128 W. Cunningham St., Butler, PA 16001
MCLJ - Dec. 23, 30, 2025, Jan. 6, 2026

SECOND PUBLICATION

BEAHAN, JOHN THOMAS IV A/K/A BEAHAN, JOHN T. IV A/K/A BEAHAN, THOMAS A/K/A BEAHAN, J. T.

2025-911

Late of Sandy Lake Twp., Mercer Co., PA
Executrix: Alice Pauline Kimes, 34 Clayton Lane, Sandy Lake, PA 16145
Attorney: Stephen L. Kimes
MCLJ - Dec. 16, 23, 30, 2025

MATTHEWS, GLORIA JEANETTE A/K/A MATTHEWS, GLORIA J.

2025-895

Late of West Middlesex Boro, Mercer Co., PA
Administrator: Robert C. Matthews, 403 Pershing Dr., Farrell, PA 16121

Attorney: Lauren L. Hackett
MCLJ - Dec. 16, 23, 30, 2025

MILES, D. ELAINE A/K/A MILES, DORIS ELAINE

A/K/A MILES, ELAINE

2025-909

Late of Liberty Twp., Mercer Co., PA
Executor: J. Thomas Miles, 266 Fleming Way, Sharon, PA 16146
Attorney: Stephen Kimes, Esq.
MCLJ - Dec. 16, 23, 30, 2025

MUDRAK, GLADYS A/K/A MUDRAK, GLADYS M.

2025-899

Late of Hermitage, Mercer Co., PA
Executor/Executrix: John L. Mudrak, 2690 Spencer Road Hermitage, PA 16148 & Shelley M. Goodpastor 405 Case Avenue Sharon, PA 16146
Attorney: Wade M. Fisher, Esq
MCLJ - Dec. 16, 23, 30, 2025

MYERS, LINDA MAE A/K/A MYERS, LINDA M. A/K/A MYERS, LINDA

2025-908

Late of Lackawannock Twp., Mercer Co., PA
Administrator: Daniel J. Myers, 533 Wilson St., Sharon, PA 16146
Attorney: David A. Ristvey
MCLJ - Dec. 16, 23, 30, 2025

NOVELLI, THOMAS

2025-906

Late of Sharpsville Boro, Mercer Co., PA
Executrix: Carol R. Novelli, 324 S. 9th Street, Sharpsville, PA 16150
Attorney: Robert L. Lackey
MCLJ - Dec. 16, 23, 30, 2025

THIRD PUBLICATION

BONACCI, MARY C. A/K/A BONACCI, MARY CRISTINA

2025-898

Late of Hermitage, Mercer Co., PA
Executrix: Debra A. Stefanak, 275 Butterfly Lane, Hermitage, PA 16148
Attorney: James Nevant II
MCLJ - Dec. 9, 16, 23, 2025

EPERTHENER, IDA MAE

2025-894

Late of Hermitage, Mercer Co., PA
Executrix: Marcia A. Colson, 577 Hopper Road, Transfer, PA 16154
Attorney: James A. Stranahan
MCLJ - Dec. 9, 16, 23, 2025

MANES, CHARLES H.

2025-885

Late of Greenville Boro, Mercer Co., PA
Executrix: Megan B. Manes, 343 W. William Street, Delaware, OH 43015
Attorney: James E. Douglas
MCLJ - Dec. 9, 16, 23, 2025

SNYDER, JOHN ROY JR., aka SNYDER, JOHN R. JR.

2025-867

Late of Fairview Twp., Mercer Co., PA
Co-Executors: Adam J. Snyder, 54 Coolspring Road, Mercer, PA 16137 & Erin M. Miller, 419 East Beaver Street, Mercer, PA 16137
Attorney: Ronald W. Coyer, Esq, 631 Kelly Blvd, P.O. Box 67, Slippery Rock, PA 16057
MCLJ - Dec. 9, 16, 23, 2025

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

Notice is hereby given of the Trust Administration of **THE EDNA M. PRIESTER REVOCABLE TRUST AGREEMENT DATED MAY 9th, 2017**. The Settlor of the Trust, **EDNA M. PRIESTER**, of Clark, Mercer County, Pennsylvania, died on September 16, 2025. All persons having claims against **EDNA M. PRIESTER** are requested to make known the same to the Trustee or attorney named below. All persons indebted to **EDNA M. PRIESTER** are requested to make payment without delay to the Trustee or attorney named below:

Dee Ann Gassner
31 South 4th St.
Sharpsville, PA 16150

or her attorney

Carolyn E. Hartle, Esquire
HARTLE ELDER LAW PRACTICE, LLC
2500 Highland Road, Suite 105
Hermitage, PA 16148

MCLJ - Dec. 9, 16, 23, 2025

LEGAL NOTICE

NOTICE IS HEREBY GIVEN to all persons interested in or who may be affected that **MILCAM REALTY COMPANY, LLC**, a Pennsylvania limited liability company (the "Company"), with its principal office at 514 Reynolds Road, Greenville, PA 16125, has filed with the Department of State, Commonwealth of Pennsylvania, a Certificate of Dissolution to voluntarily dissolve the Company, and is now engaged in winding up and settling the affairs of the Company so that its corporate existence shall be ended pursuant to the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended. Any persons having claims against the Company shall mail written notice to the Company at the address above. The claim shall set forth the claimant, the claimed amount, and all other pertinent information required to allow the Company to verify the validity of the claim. Any claim against the Company is barred unless an action to enforce the claim is commenced within two (2) years after the publication of this notice.

Marissa K. Atterholt, Esquire
Ekker Kuster McCall Epstein, PLLC
68 Buhl Boulevard
P.O. Box 91
Sharon, PA 16146
MCLJ - Dec. 23, 2025

Pymatuning Mutual Fire Insurance Company will hold its annual meeting on Friday, January 9th, 2026, at 1:00 PM. The meetings will be held at the office location, 147 N. Pitt Street in Mercer, PA 16317. All policyholders are welcome to attend.
MCLJ - Dec. 16, 23, 30, 2025

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

Notice is hereby given of the Trust

Administration of **THE JOAN G. BERNIER 2000 LIVING TRUST DATED OCTOBER 24th, 2000.** The Settlor of the Trust, **JOAN G. BERNIER**, of Greenville, Mercer County, Pennsylvania, died on October 1, 2025. All persons having claims against **JOAN G. BERNIER** are requested to make known the same to the Trustee or attorney named below. All persons indebted to **JOAN G. BERNIER** are requested to make payment without delay to the Trustee or attorney named below:

Jennifer A. Scales 37 Gardner Hill Road
Greenville, PA 16125

Or

her attorney

Carolyn E. Hartle, Esquire
HARTLE ELDER LAW PRACTICE, LLC
2500 Highland Road, Suite 105
Hermitage, PA 16148
MCLJ – Dec. 23, 30, 2025, Jan. 6, 2026

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 January 6, 2026, 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

2024-271 Dessaw, Cynthia., Deceased;
Michael Dessaw, Administrator

2024-79 Farmartino, Alyce Ann.,
Deceased; Laura Swartz, Executrix

2024-334 Kuttesch, Brian J., Deceased;
Brenda Catterson-Miller, Administratrix

2023-959 Bowers, Margaret Luretta.,
Deceased; Brenda L. Kauffman,
Executrix

2024-404 Rannard, Robert A.,
Deceased; Gregory Jon Perrine, Executor

FIRST AND FINAL ACCOUNTS OF TRUSTS

2001-345 Woodland Cemetery Omnibus
Trust; Northwest Bank Trust Services,
Trustee
MCLJ -Dec. 9, 16, 23, 30, 2025

SHERIFF'S SALE

MONDAY
JANUARY 12, 2026
10:00 A.M.

MERCER COUNTY COURTHOUSE
ASSEMBLY ROOM
125 S DIAMOND 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. 2025-1595**

MANLEY DEAS KOCHALSKI LLC
PLAINTIFF'S ATTORNEY
OCTOBER 10, 2025 LEVIED ON THE FOLLOWING
ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF KEVIN L. AUSTIN; KEVIN LAWRENCE AUSTIN, II, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF KEVIN L. AUSTIN; LAURYN R. HATCH, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF KEVIN L. AUSTIN IN AND TO:
ALL that certain piece or parcel of land situate in the City of Farrell, County of Mercer and Commonwealth of Pennsylvania, being known as Lot Number Two Hundred Ninety-Eight (298) in the plan of the Beechwood Improvement Company, Limited, called Plan "E", South Sharon Plan of Lots, as recorded in the Records of Mercer County, Pennsylvania, in Deed Book C, Volume 7, Page 350, and said lot being more particularly bounded and described as follows:

BEGINNING at a point on the westerly line of Fruit Avenue, at the dividing line between Lots Numbered Two Hundred Ninety-Seven (297) and Two Hundred Ninety-Eight (298) in said plan; and distant three hundred eighty (380) feet southwardly from the southerly line of French Street; thence southwardly, along the westerly line of said Fruit Avenue, a distance of twenty-five (25) feet to the dividing line between Lots Numbered Two Hundred Ninety-Eight (298) and Two Hundred Ninety-Nine (299) in said Plan; thence westwardly, along said dividing line, a distance of one hundred twenty-two and five-tenths (122.5) feet to the easterly line of an unnamed public alley in said Plan; thence northwardly, along the easterly line of said alley, twenty-five (25) feet to the dividing line between Lots Numbered Two Hundred Ninety-Seven (297) and Two Hundred Ninety-Eight (298) in said Plan; thence eastwardly, along said dividing line, a distance of one hundred twenty-two and five-tenths (122.5) feet

to the westerly line of Fruit Avenue, the place of beginning.

SUBJECT PROPERTY ADDRESS: 1028
Fruit Avenue, Farrell, PA 16121

Being the same property conveyed to Kevin L. Austin who acquired title by virtue of a deed from Walter M. Butler and Stella Butler, husband and wife, dated October 5, 2001, recorded October 22, 2001, as Document ID 01DR18119, and recorded in Book 375, Page 1727, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 52 425 545

LOCATION - 1028 FRUIT AVENUE,
FARRELL PA 16121

JUDGMENT - \$ 11,509.96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S)
UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF KEVIN L. AUSTIN; KEVIN LAWRENCE AUSTIN, II, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF KEVIN L. AUSTIN; LAURYN R. HATCH, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF KEVIN L. AUSTIN AT THE SUIT OF THE PLAINTIFF NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

**WRIT OF EXECUTION
NO. 2024-734**

LEOPOLD & ASSOCIATES PLLC
PLAINTIFF'S ATTORNEY
OCTOBER 23, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
JILL A. AXTELL F/K/A JILL A. EMMETT IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Greenville, Mercer County, Pennsylvania, being all of Lot No. 3 and the easterly one-half of Lot No. 2 in the revised portion of the Campbell-McFate Addition to Greenville, Pennsylvania, as recorded in the Office of the Recorder of deeds or Mercer County, Pennsylvania, in Plan Book 2, page 203, and being more particularly bounded and described as follows:

Bounded on the north by Chambers Avenue; on the east by lot No. 4 in said Addition; on the south by Lot No. 14 and part of Lot No. 15 in said Addition; on the West by the remaining part of Lot No. 2 in said Addition; said property fronting seventy-nine and one-half (79 1/2) feet on Chambers Avenue and extending back of uniform width a distance of one hundred thirty-three (133) feet.

BEING the same real property that Kevin L. Polley, Executor of the Estate of Charles G. Polley, deeded to Jill A. Emmett, Single, on January 13, 2005, with the Deed being Recorded on January 24, 2005, in Instrument No. 2005-00001330. Jill A. Emmett is now known as Jill A. Axtell.

BEING known as Parcel Number 55 524 040.

The improvements thereon being known as 93 Chambers Avenue, Greenville, PA 16125.

LOCATION - 93 CHAMBERS AVENUE,
GREENVILLE PA 16125

JUDGMENT - \$188,927.70

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S)
JILL A. AXTELL F/K/A JILL A. EMMETT AT THE SUIT OF THE PLAINTIFF THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-2

**WRIT OF EXECUTION
NO. 2022-1531**

ECKERT SEAMANS PLAINTIFF'S
ATTORNEY
SEPTEMBER 30, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
VERNICE CAIN 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 MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POST AT THE SOUTHWEST CORNER IN THE CENTER OF THE WEST MIDDLESEX AND CLARKSVILLE ROAD, THENCE EAST TWO HUNDRED EIGHTEEN (218) FEET ALONG THE LAND OF MACLENDON, THENCE NORTH ONE HUNDRED (100) FEET ALONG LAND OF SPANGLER, THENCE WEST TWO HUNDRED EIGHTEEN (218) FEET ALONG LAND OF SPANGLER TO A POST IN THE CENTER OF THE WEST MIDDLESEX AND CLARKSVILLE ROADS AND THENCE SOUTH A DISTANCE OF ONE HUNDRED (100) FEET ALONG SAID ROAD TO PLACE OF BEGINNING CONTAINING ½ ACRES OF LAND MORE OR LESS. BEING KNOWN AS 2997 SPANGLER ROAD, HERMITAGE, PENNSYLVANIA. HAVING ERRECTED THEREON A ONE STORY CONCRETE BLOCK DWELLING HOUSE.

BEING THE SAME PIECE OR PARCEL OF LAND CONVEYED TO DONALD M. PLEASANT, A SINGLE MAN BY DEED OF CHARLES PLEASANT AND GRACE PLEASANT, HIS WIFE, RECORDED MAY 16, 1994 AT 94 DR 7303, IN THE RECORDS OF MERCER COUNTY, PENNSYLVANIA.

TAX MAP OR PARCEL ID NO.: 12-171-347

LOCATION - 2997 SPANGLER ROAD, HERMITAGE PA 16148

JUDGMENT - \$160.022.41

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) VERNICE CAIN AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR1

**WRIT OF EXECUTION
NO. 2022-2118**

POWERS KIRN LLC PLAINTIFF'S ATTORNEY
OCTOBER 7, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEPENDANT (S)
ERNEST D. EDEN AND DIANE M. MOGIELSKI IN AND TO:

ALL that certain piece and parcel of land situate partially between Pymatuning Township and Delaware Township, Mercer County, Pennsylvania, being fully assessed in Pymatuning Township, and which is designated as Lot 3 of the Subdivision Plan entitled: "Final Lots 2, 3 and 4 Diane E. Mohr and Rebecca L. Milliron Subdivision" prepared by Knott Surveying, LLC dated October 16, 2017 and recorded in the Recorder. of Deeds Office of Mercer County, Pennsylvania at instrument number 2017 PL 11483-134 (the "Subdivision Plan") and being more particularly bounded and described as follows:

BEGINNING at a point being the northeast corner of Lot 3 of the "Subdivision Plan", thence South 85° 02' 08" West, a distance of 671.04 feet along Lot 2 of the Subdivision Plan to a point; thence South 07° 29' 03" East, a distance of 177.57 feet along Lot 2 of the Subdivision Plan to it point; thence South 84° 57' 33" West, a distance of 62.11 feet along Lot 2 of the Subdivision Plan to a point; thence South 06° 56' 45" East, a distance of 166.93 feet along a gravel drive to a point; thence South 05° 49' 58" West, a distance of 148.45 feet along a gravel drive to a point; thence South 22° 31' 55", a distance of 95.95 feet along a gravel drive to a point; thence South 02° 21' 48" West, a distance of 282.82 feet

along Lot 2 of the Subdivision Plan to a point on the centerline of Hamburg Road a/k/a SR 4007; thence South 89° 19' 02" East, a distance of 400.70 feet to a point along the centerline of Hamburg Road a/k/a SR 4007; thence North 03° 03' 47" East, a distance of 175.30 feet along Lot 4 of the Subdivision Plan to a point; thence South 89° 02' 28" East, a distance of 330.21 feet along property now or formerly of Jesse Kerr and Heather Ainsley to a point; thence North 00° 47' 00" East, a distance of 759.50 feet along land now or formerly of Jeffrey McGrath and Nancy McGrath to the point and place of beginning. Containing 13.095 acres of land as surveyed by Knott Surveying, LLC and shown as Lot 3 on the aforementioned Subdivision Plan.

BEING THE SAME PREMISES which Diane E. Mohr, Single and Rebecca L. Milliron and Lewis G. Milliron, Her Husband, by Deed dated 1/25/2019 and recorded in the Office of the Recorder of Deeds of Mercer County on 1/30/2019 in Deed Book Instrument 2019-00000736, granted and conveyed unto Ernest D. Eden and Diane M. Mogielski.

BEING known as 41 Hamburg Road, Transfer, Pennsylvania 16154

PARCEL # 23-095-015-003

LOCATION - 41 HAMBURG ROAD, TRANSFER PA 16154

JUDGMENT - \$319,511.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ERNEST D. EDEN AND DIANE M. MOGIELSKI AT THE SUIT OF THE PLAINTIFF PENNYMAC LOAN SERVICES, LLC

**WRIT OF EXECUTION
NO. 2020-760**

KML LAW GROUP PC PLAINTIFF'S ATTORNEY
OCTOBER 7, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
KIMBERLY GURIEL AND TIMOTHY A. GURIEL A/K/A TIMOTHY GURIEL IN AND TO:

The land referred to in this Commitment is described as follows:

ALL that certain piece or parcel of Land situate in Sugar Grove Township, Mercer County, Pennsylvania, being more particularly bounded and described as follows;

BEGINNING at a point in the centerline of Church Street, said point being located North 89 degrees 54 minutes 45 seconds

East a distance of 608.06 feet from the intersection of the centerline of Church Street with the centerline of Kenard Road (S .R. 4021); thence along the centerline of Church Street North 89 degrees 54 minutes 45 seconds East, 224.30 feet to an iron pin; thence along land now or formerly of Grant Smart, North 02 degrees 35 minutes 15 seconds West, 51.05 feet to an iron pin; thence along same North 44 degrees 00 minute 00 second East, 250.33 feet to the center of a run; thence following the centerline of said run and along land now or formerly of Thomas O. Meeker the following courses and distances; North 64 degrees 07 minutes 45 seconds East, 112.60 feet; South 79 degrees 13 minutes 05 seconds East, 32.87 feet; South 50 degrees 55 minutes 30 seconds East, 39.20 feet; North 59 degrees 20 minutes 25 seconds East, 40.17 feet; North 08 degrees 20 minutes 50 seconds East, 109.62 feet; North 61 degrees 35 minutes 08 seconds East, 95.19 feet; South 88 degrees 59 minutes 20 seconds East, 114.68 feet; North 82 degrees 45 minutes 40 seconds East, 87.18 feet; North 89 degrees 31 minutes 30 seconds East, 72.69 feet; North 78 degrees 09 minutes 15 seconds East, 96.46 feet; North 45 degrees 16 minutes 40 seconds East, 103.95 feet; North 25 degrees 10 minutes 55 seconds East, 238.30 feet; North 29 degrees 06 minutes 40 seconds East, 56.86 feet; South 88 degrees 26 minutes 35 seconds East, 26.90 feet; South 28 degrees 53 minutes 50 seconds East, 23.96 feet; South 85 degrees 06 minutes 50 seconds East, 43.49 feet; North 61 degrees 17 minutes 25 seconds East, 52.05 feet; North 25 degrees 58 minutes 25 seconds East, 120.85 feet; South 67 degrees 11 minutes 20 seconds East, 73.94 feet; South 40 degrees 14 minutes 15 seconds East, 86.39 feet; South 09 degrees 00 minute 10 seconds East, 238.58 feet; South 60 degrees 20 minutes 15 seconds East, 182.42 feet; South 04 degrees 13 minutes 30 seconds East, 45.60 feet; South 55 degrees 56 minutes 30 seconds West, 55.68 feet; South 17 degrees 40 minutes 30 seconds East, 54.71 feet; South 42 degrees 26 minutes 50 seconds East, 300.93 feet; South 79 degrees 29 minutes 55 seconds East, 145.36 feet; North 43 degrees 05 minutes 05 seconds East, 25.85 feet; South 79 degrees 37 minutes 20 seconds East, 20.59 feet; South 17 degrees 59 minutes 20 seconds East, 31.14 feet; South 19 degrees 08 minutes 20 seconds West, 349.69 feet; South 67 degrees 29 minutes 55 seconds East, 199.34 feet; South 84 degrees 04 minutes 00 seconds East, 254.53 feet; thence South 02 Degrees 00 minutes West along lands now or formerly of Robert Elites and J. Werger, 253.47 feet to an iron pin; thence North 88 degrees 30 minutes 00

seconds West along lands now or formerly of Timothy J. Walker, Robert D. Miller, Robert A. Thomas, and Leslie W. Best, 2,060.65 feet to an iron pin; thence North 02 degrees 15 minutes East along land now or formerly of Walter E. Watt, 152.50 feet to an iron pin; thence South 69 degrees 38 minutes 20 seconds West along lands now or formerly of Wm. A. Wesolek and Jos. Riley, 366.51 feet to an iron pin; thence North 44 degrees 30 minutes East along land of Terrance Page, 6.63 feet to an iron pin; thence North 86 degrees 30 minutes East along same, 24.75 feet to an iron pin; thence North 01 degrees 00 minutes West along same, 182.08 feet to a point in the centerline of Church Street, being the point and place of beginning. Containing 46.32 acres of land.

BEING KNOWN AS: 123 CHURCH STREET, GREENVILLE, PA 16125

PROPERTY ID NUMBER: 30 018 074 / 30-690

BEING THE SAME PREMISES WHICH LORI R. CARLSON, AN UNREMARIED WIDOW BY DEED DATED 6/1/2006 AND RECORDED 6/8/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NUMBER: 2006-00008321, GRANTED AND CONVEYED UNTO TIMOTHY A. GURIEL AND KIMERLY GURIEL, HUSBAND AND WIFE.

LOCATION - 123 CHURCH STREET, GREENVILLE PA 16125

JUDGMENT - \$135,727.93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KIMBERLY GURIEL AND TIMOTHY A. GURIEL A/K/A TIMOTHY GURIEL AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST

**WRIT OF EXECUTION
NO. 2025-624**

MANLEY DEAS KOCHALSKI LLC PLAINTIFFS ATTORNEY
SEPTEMBER 24, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
ROBERT R. HAZLETT IN AND TO:

All that certain piece or parcel of land situate in the Borough of West Middlesex, County of Mercer and State of Pennsylvania, bounded and described as follows:

On the North by land now or formerly owned by Olive Kemp; on the East by lands now or formerly of J. M. Gundy; on

the South by lands now or formerly of R. P. Allen and other lands now or formerly of Lucille Young Riblett; and on the West by a public road (unimproved) and known as Cemetery or Haywood Street; and having a frontage on said road or street of one hundred thirty-six (136) feet and extending eastwardly a distance of three hundred fifty-eight (358) feet.

SUBJECT PROPERTY ADDRESS: 34 Haywood Street, West Middlesex, PA 16159

Being the same property conveyed to Robert R. Hazlett, a single person who acquired title by virtue of a deed from The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2006-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-3, dated February 24, 2017, recorded March 3, 2017, as Instrument Number 2017-00002014, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 75 878 027

LOCATION - 34 HAYWOOD STREET, WEST MIDDLESEX PA 16159

JUDGMENT - \$ 57,786.93

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ROBERT R. HAZLETT AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION
NO. 2025-1138**

MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY
SEPTEMBER 30, 2025 LEVIED ON THE FOLLOWING

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

ALL that certain piece or parcel of land situate in the City of Hermitage, formerly Township of Hickory, County of Mercer and State of Pennsylvania, being known as LOT NUMBER SIXTEEN (16) IN SECTION "I" of the C. J. ROLLINSON PLAN OF LOTS, and being bounded and described as follows:

Commencing at a point in the center line of South Keel Ridge Road, at the Northeast corner of Lot Number One (1) in Section "E" of said Plan;

Thence North 36 degrees 58 minutes West along the center line of said South Keel Ridge Road, a distance of one hundred twenty (120) feet to a point;

Thence South 54 degrees 48 minutes

West along the line of Lot Number Seventeen (17) in said Plan; a distance of two hundred twenty-two (222) feet to a point;

Thence South 36 degrees 58 minutes East along other lands now or formerly of Grave Rollinson, a distance of one hundred twenty (120) feet to a point;

Thence North 54 degrees 48 minutes East along the line of said Lot Number One (1) in Section "E", a distance of two hundred twenty-two (222) feet to a point in the center line of South Keel Ridge Road, the place of beginning.

SUBJECT PROPERTY ADDRESS: 830 South Keel Ridge Road, Hermitage, PA 16148

Being the same property conveyed to Eric J. Kurelko and Maria L. Kurelko, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Karen Crawford Palmer, Executrix under the Last Will and Testament of Beulah Mae Crawford Baccus, deceased, dated January 7, 2004, recorded January 22, 2004, as Instrument Number 2004-0000972, and recorded in Book 487, Page 894, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

INFORMATIONAL NOTE: Eric J. Kurelko died January 15, 2024 and through tenancy by the entirety interest passed to Maria L. Kurelko.

SUBJECT TAX PARCEL ID: 12 159 180

LOCATION - 830 SOUTH KEEL RIDGE ROAD, HERMITAGE PA 16148

JUDGMENT - \$172,092.21

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

**WRIT OF EXECUTION
NO. 2024-2501**

PARKER MCCAY PA PLAINTIFF'S ATTORNEY
SEPTEMBER 25, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
ALLISON LEMASTERS, KNOW HEIR TO THE ESTATE OF JAMES C. LEMASTERS ALEXANDER LEMASTERS, KNOW HEIR TO THE ESTATE OF JAMES C. LEMASTERS ANY AND ALL UNKNOWN HEIRS, ASSIGNS AND PERSONS CLAIMING RIGHT TO OR UNDER THE ESTATE OF JAMES C. LEMASTERS IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the BOROUGH OF

JACKSON CENTER, MERCER COUNTY, COMMONWEALTH OF PENNSYLVANIA, being known as Lot No. 1 in the Dale F. and Arlene Peters Subdivision, recorded October 25, 2007 at 2007 PL 14733-154, in the Recorder's Office of Mercer County, Pennsylvania, the full description thereof being incorporated herein by reference thereto.

Together with the non-exclusive right and easement to use the 30-foot access right of way/easement from S.R. 2018 to said Lot No. 1 for purposes of ingress and egress thereto provided that the Grantee, her heirs, successors and assigns shall have sole responsibility to maintain, repair and snow plow the said right of way easement.

The improvements thereon being known as 156 A&B Bradley Road. Jackson Center, Pennsylvania – 16133.

Permanent Parcel No.: 63 566 032 001

Title to said premises is vested in James C. Lemasters, a married person, by Deed from Tabatha I. Walker, now known as Tabby Clark, dated 11/18/2021 and recorded on 11/24/2021, by the Mercer County Recorder of Deeds Office, as FNO # 2021-00013198.

LOCATION - 156 BRADLEY ROAD, JACKSON CENTER PA 16133

JUDGMENT - \$124,221.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ALLISON LEMASTERS, KNOW HEIR TO THE ESTATE OF JAMES C. LEMASTERS ALEXANDER LEMASTERS, KNOW HEIR TO THE ESTATE OF JAMES C. LEMASTERS ANY AND ALL UNKNOWN HEIRS, ASSIGNS AND PERSONS CLAIMING RIGHT TO OR UNDER THE ESTATE OF JAMES C. LEMASTERS AT THE SUIT OF THE PLAINTIFF NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

**WRIT OF EXECUTION
NO. 2025-2487**

BROCK & SCOTT, PLLC PLAINTIFF'S ATTORNEY
OCTOBER 24, 2025 LEVIED ON THE FOLLOWING

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

Tax Id Number(s): 17-228-037-0

Land situated in the Township of Liberty in the County of Mercer in the State of PA

BOUNDED ON THE NORTH BY THE LEESBURG AND NORTH LIBERTY ROAD; BOUNDED ON THE EAST BY LAND NOW OR FORMERLY OF FRANK S. SPANGLEHOUR; BOUNDED ON THE

SOUTH BY LAND NOW OR FORMERLY OF FRANK S. SPANGLEHOUR; AND BOUNDED ON THE WEST BY LAND NOW OR FORMERLY OF FRANCIS S. MONTGOMERY, FORMERLY LAND OF JAMES UBER; HAVING A FRONTAGE ON SAID PUBLIC ROAD OF 208 FEET AND EXTENDING SOUTHWARDLY OF A UNIFORM WIDTH A DISTANCE OF 208 FEET, AND CONTAINING ONE (1) ACRE OF LAND, MORE OR LESS.

Commonly known as: 326 Brent Rd, Grove City, PA 16127-3604

Being the same premises which Richard John Tomon, by Deed dated 08/26/2022 and recorded 08/30/2022, in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument No. 2022-00008388, granted and conveyed unto Stephanie Reppart, in fee.

Tax Parcel: 17 228 037 A/K/A 17-228-037-0

Premises Being: 326 Brent Road, Grove City, PA 16127

LOCATION - 326 BRENT ROAD, GROVE CITY PA 16127

JUDGMENT - \$115,961.48

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) STEPHANIE REPPART AT THE SUIT OF THE PLAINTIFF ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

**WRIT OF EXECUTION
NO. 2024-3136**

PURCELL KRUG & HALLER PLAINTIFF'S ATTORNEY
OCTOBER 24, 2025 LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S)
BRYCE J. SEWELL, SAMMIE J. SEWELL AND CORDELL A. SEWELL, SR., KNOWN HEIRS OF DANETTE SNYDER A/K/A DANETTE SEWELL, DECEASED; AND THE UNKNOWN HEIRS OF DANETTE SNYDER AKA DANETTE SEWELL, DECEASED IN AND TO:

FIRST: ALL that certain lot or piece of ground situate in the City of Farrell, County of Mercer, Commonwealth of Pennsylvania, being part of Lots No. 1 in the subdivision of land for Anthony and Agnes Mielcarek, Lots No. 1 and 2 as recorded at No. 84 P.L. 124 in the recorder's office of Mercer County, Pennsylvania.

Subject to and beneficiary of rights-of-way or easements for existing water, gas and sewer lines, if any, crossing and property adjoining or nearby properties,

and/or crossing adjoining or nearby properties from said property.	reservations of record, as the same may appear in this or prior instruments of record.	The said Lots Numbers 26 and 27 are bounded on the North by Lot Number 28; on the South by Lot No. 25; on the West by Emery Alley and on the East by Beechwood Avenue and having a length of One Hundred Thirty (130) feet and a uniform width aggregating Sixty-two (62) feet.	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.
Subject also to the restrictions that no garage shall be erected or maintained on said lot except on or near the rear line thereof, and unless it be of substantial construction and good appearance; and that no driveway shall be opened or sustained over said lot unless it is of hard construction.	UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.	ALSO, that certain piece or parcel of land situate in the City of Farrell, Mercer County, Pennsylvania, being the northerly one-half of Lot Number 25 in the Oak Park Plan of Lots, being further bounded and described as follows:	Property Address: 191 2nd Avenue, Sharon, PA 16146
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.	HAVING ERECTED THEREON A RESIDENTIAL DWELLING KNOWN AND NUMBERED AS: 24 SHENANGO BOULEVARD, FARRELL, PA 16121	BEGINNING at a point One Hundred Thirty-nine and one-half (139-1/2) feet from the northeast corner of Beechwood Avenue and Stevenson Street, and extending in front or width along said Beechwood Avenue, a distance of Fifteen and one-half (15-1/2) feet, and in length or depth Westwardly, preserving the same width, a distance of One hundred Thirty (130) feet to Emery Alley.	Parcel ID: 2 B 42
UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.	Parcel #: 52-428-462 Control #: 052-601955	BEING KNOWN AS: 410 BEECHWOOD AVENUE, FARRELL, PA 16121	Title is vested in Robert Emmett Richards and Patsy Ann Richards, husband and wife, by deed from Wasyl Pawluk and Maria Pawluk, husband and wife, dated 05/09/1979 and recorded on 06/07/1979 in the Mercer County Clerk's-Register's Office as Book 79DR, Page 1843.
HAVING ERECTED THEREON A RESIDENTIAL DWELLING KNOWN AND NUMBERED AS: 22 SHENANGO BOULEVARD, FARRELL, PA 16121	BEING THE SAME PREMISES WHICH Marianne Picciotto, Executrix of the Estate of Agnes Mielcarek, et al., by Deed dated November 5, 2010 and recorded November 9, 2010, in the Office of the Recorder of Deeds in and for Mercer County, Pennsylvania, Instrument No. 2010-00011418, granted and conveyed unto Danette Snyder, now by marriage Danette Sewell. Darlene Snyder aka Darlene Sewell died intestate on December 16, 2020, survived by her husband, Cordell A. Sewell, Sr., and her children, Bryce J. Sewell and Sammie J. Sewell.	PROPERTY ID: 52 431 079	Robert Emmett Richards departed this life on October 18, 2019, vesting full title in and to the mortgaged premises to Patsy Ann Richards, his wife.
Parcel #: 52-428-461 Control #: 052-016700	LOCATION - 22-24 SHENANGO BOULEVARD, FARRELL PA 16121	TITLE TO SAID PREMISES IS VESTED IN RODGER THOMPSON BY DEED FROM JOSEPH FRANK DE GREGORIO AND GLADYS M. DE GREGORIO, HUSBAND AND WIFE, DATED NOVEMBER 13, 1997 RECORDED NOVEMBER 25, 1997 IN BOOK NO. 248, AT PAGE 2267 INSTRUMENT NO. 97-DR16937	Patsy Ann Richards departed this life on February 29, 2020.
SECOND: ALL that certain piece or parcel of land situate in the City of Farrell, Mercer County, Pennsylvania, and being Lot No. 2 in the Anthony and Agnes Mielcarek plan of record in the Recorder's Office of Mercer County, Pennsylvania in 84 P.L. 124, and more particularly bounded and described as follows:	JUDGMENT - \$ 36,981.55	LOCATION - 410 BEECHWOOD AVENUE. FARRELL PA 16121	Defendant, Wilmington Savings Fund Society, FSB d/b/a Christiana Trust As Trustee for PNPMS Trust III, became the real owner of the property located at 191 2nd Avenue, Sharon, PA 16146 by virtue of a Sheriff's sale held on July 8, 2024. A Deed dated July 15, 2024, was recorded on August 16, 2024, in the Office of the Recorder of Deeds of Mercer County, File 2024-00006230,
On the North by Lot No 1 in said plan, a distance of 119.00 feet; on the East by Shenango Boulevard, a distance of 29.45 feet; on the South by the southern portion of lot 76 in Shenango Land Company Plan of Lots, a distance of 119 feet; and on the West by Farrell School District, a distance of 29.20 feet.	SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) BRYCE J. SEWELL, SAMMIE J. SEWELL AND CORDELL A. SEWELL, SR., KNOWN HEIRS OF DANETTE SNYDER A/K/A DANETTE SEWELL, DECEASED; AND THE UNKNOWN HEIRS OF DANETTE SNYDER AKA DANETTE SEWELL, DECEASED AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY	JUDGMENT - \$13,588.57	LOCATION - 191 2ND AVENUE, SHARON PA 16146
Said property has erected thereon the southern half of a masonry duplex dwelling house, known as 24 Shenango Boulevard, and the North line of the land described is intended to be the middle line of the party wall of said dwelling house and the dwelling on adjoining Lot No. 1 known as 22 Shenango Boulevard in the aforesaid subdivision for Mielcarek.	WRIT OF EXECUTION NO. 2025-1446	SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) RODGER THOMPSON AT THE SUIT OF THE PLAINTIFF BANK OF AMERICA N.A.	JUDGMENT - \$ 15,278,12
UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and	RAS CITRON LLC PLAINTIFF'S ATTORNEY OCTOBER 24, 2025 LEVIED ON THE FOLLOWING	WRIT OF EXECUTION NO. 2025-636	SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST III AT THE SUIT OF THE PLAINTIFF PNC BANK, NATIONAL ASSOCIATION
	ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) RODGER THOMPSON IN AND TO:	MCCALLA RAYMER LEIBERT PIERCE PLAINTIFF'S ATTORNEY OCTOBER 24, 2025 LEVIED ON THE FOLLOWING	TERMS OF SALE, MERCER COUNTY
	ALL THAT CERTAIN piece or parcel of land situate in the City of Farrell, Mercer County, Pennsylvania, known as Lot Numbers 26 and 27 in the "Oak Park Plan of Lots", which plot is recorded in Plan Book 1, Page 103, Records of Mercer County, Pennsylvania.	ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST III IN AND TO:	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 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:	ALL BIDDERS MUST IDENTIFY THEMSELVES AT TIME OF SUBMITTING A BID. NO BIDS MAY BE WITHDRAWN.
		On the North by an alley; on the East by	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 -Dec. 16, 23, 30, 2025
