

# Mercer County Law Journal

(The Official Legal Publication of Mercer County, Pennsylvania)

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

Debra A. Arner, Business Manager

## Digital Edition

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### ESTATE NOTICES

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

#### FIRST PUBLICATION

**GALLAGHER, DOLORES F.**

**2020-696**

Late of Pine Twp., Mercer Co, PA  
Executor: James T. Gallagher, II a/k/a James T. Gallagher, Jr., 150 S. Franklin Street, Prospect, PA 16052  
Attorney: Jack W. Cline

**McCANN, BONITA J.**

**2020-675**

Late of Transfer, Mercer Co, PA  
Executrix: Karen M. Woods, 277 Cochran Rd., Fredonia, PA 16124  
Attorney: Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142 (724) 946-9093

**McWILLIAMS, LILLIAN**

**2020-689**

Late of New Vernon Twp., Mercer Co., PA  
Executrix: Crystal M. Roseberry, 288 Sheakleyville Rd., Clarks Mills, PA 16114  
Attorney: Sarah G. Hancher, 101 N. Green Lane, Zelenople, PA 16063 (724) 452-6251

**MILLER, KATHRYN M. a/k/a**

**MILLER, KATHRYN Y.**

**2020-698**

Late of Sharpsville Boro, Mercer Co., PA  
Executor: Darren R. Miller, 842 Lexington Dr., Hermitage, PA 16148  
Attorney: David A. Ristvey

**RIMER, DAVID A.**

**2020-697**

Late of Delaware Twp., Mercer Co., PA  
Executrix: Debra J. Rimer, 114 Heckman Road, Fredonia, PA 16124  
Attorney: Wade M. Fisher

**SCHWEIKERT, CARL L. JR. a/k/a**

**SCHWEIKERT, CARL LEO JR.**

**2020-695**

Late of Coolspring Twp., Mercer Co., PA  
Executor: Todd Schweikert, 3402 Wilmington Road, New Castle, PA 16105

Attorney: James A. Stranahan, IV

**TOTIN, JOANNE MARIE a/k/a**

**TOTIN, JOANNE M.**

**2020-694**

Late of Sharpsville Boro, Mercer Co., PA  
Executor/Executrix: Andrew T. Totin, 417 Pierce Ave, Sharpsville, PA 16150-2032; Rose Ann Sanoski, 5360 Lamor Rd., Hermitage, PA 16148

Attorney: Wade M. Fisher

#### SECOND PUBLICATION

**CALLAHAN, DANIEL K. a/k/a**

**CALLAHAN, DANIEL KENNETH a/k/a**

**CALLAHAN, DANIEL**

**2020-579**

Late of West Salem Twp., Mercer Co., PA  
Executrix: Christine Stockner, 115 Plum St., Greenville, PA 16125

Attorney: Carolyn E. Hartle

**DUNDER, MARY L. a/k/a DUNDER,**

**MARY**

**2020-692**

Late of Mercer Boro, Mercer Co., PA  
Executrix: Tatiana F. Dunder, 1108 Bon Air Drive, Sharon, PA 16146

Attorney: Douglas M. Watson

**FLOWERS, GEORGIA A. a/k/a**

**FLOWERS, BECKY**

**2020-691**

Late of Grove City Boro, Mercer Co., PA  
Executrix: Robyn A. Reeher, 231 Shady Trail, Portersville, PA 16051

Attorney: Amy E. Molloy

**GLASSMAN, VERA L. a/k/a**

**GLASSMAN, VERA LOUISE**

**2020-678**

Late of Greenville Boro, Mercer Co., PA  
Executor: Benjamin M. Glassman, 30 Donation Road, Greenville, PA 16125 (724) 456-0215

Attorney: None

**GRAHAM, SARAH R. a/k/a GRAHAM,**

**SARA R.**

**2020-654**

Late of Grove City Boro, Mercer Co., PA  
Adm., C.T.A.: Michael J. Saldamarco, Ste. 100 908 Perry Hwy., Pgh, PA 15229

Attorney: Michael J. Saldamarco, Ste.100, 908 Perry Hwy., Pgh, PA 15229 (412) 367-0446

**IVANOVICH, ROBERT BOGDAN a/k/a**

**IVANOVICH, ROBERT B. a/k/a**

**IVANOVICH, ROBERT**

**2020-680**

Late of Sharpsville Boro, Mercer Co., PA  
Administratrix: Stanojka Durovic Ivanovich, 539 Milliken Avenue, Sharpsville, PA 16150

Attorney: Ted Isoldi

**IWANCZYK, ANGELUS L.**

**2020-641**

Late of Greenville Boro, Mercer Co., PA  
Co-Executors: Mark E. Sepik, 140 Latonka Drive, Mercer, PA 16137 & Frank K. Constantine, 412 Maple Street, Grove City, PA 16127

Attorney: Thomas M. Butz, Esquire, Smith Butz, LLC, 125 Technology Drive, Suite 202, Canonsburg, PA 15317 (724) 745-5121

**KETLER, ALICE B. a/k/a KETLER,**

**ALICE M.**

**2020-687**

Late of Grove City Boro, Mercer Co., PA  
Executor: George W. Ketler, P O Box 416, 4 Manor Dr., Grove City, PA 16127

Attorney: Timothy R. Bonner

**STANGER, ROBERT a/k/a STANGER,**

**ROBERT SR.**

**2020-693**

Late of Hermitage, Mercer Co., PA  
Executor: Craig Patrizi, 5859 Cassidy Road, Hermitage, PA 16148

Attorney: Chester B. Scholl, Jr.

**VAN OUSE DONNELLY J. a/k/a VAN**

**OUSE, DONNELLY JOSEPH a/k/a**

**VANOUSE, DONNELLY JOSEPH**

**2020-589**

Late of New Wilmington, PA  
Executrix: Patricia McLatchy, 58 Wynfield Lane, New Wilmington, PA 16142

Attorney: Richard Flannery, 14 N Mercer St., Ste. 300, New Castle, PA 16101 (724) 658-2000

**VASIL, MICHAEL**

**2017-753**

Late of Hermitage, Mercer Co., PA  
Administrator: Michael J. Vasil, 30 Reno Rd., Hermitage, PA 16148

Attorney: Angelo Papa, 318 Highland Ave., New Castle, PA 16101 (724) 654-8111

#### THIRD PUBLICATION

**BROWN, FLORINE**

**2020-670**

Late of Farrell, Mercer Co., PA  
Administratrix: Pamela Bryant, 509 Coral Key Place, 2A, Newport News, VA 23606  
Attorney: Shawn B. Olson

**FUZE, ANNETTE**

**2020-673**

Late of Worth Twp., Mercer Co., PA  
Co-Executors: Dawn A. Kish, 2151 Sandy Lake-Grove City Road, Jackson Center, PA 16133 & George A. Fuze, 137 Wampum Road, Wampum, PA 16157

Attorney: Douglas E. Straub

**HE, JIN**

**2020-665**

Late of Hermitage, Mercer Co., PA  
Administrator: James Tao, 1100 Royal Oaks Court, Hermitage, PA 16148

Attorney: Wade M. Fisher

**KASBEE, SONDR A. a/k/a KASBEE,**

**SONDR A a/k/a KASBEE, SONDR A**

**MARIE**

**2020-676**

Late of Sandy Lake Twp., Mercer Co., PA  
Executor: Michael Kasbee, 5072 Sandy Lake-Greenville Road, Sandy Lake, PA 16145

Attorney: Stephen L. Kimes

**MAIETTA, CHARLES N. A/K/A**

**MAIETTA, CHARLES**

**2020-669**

Late of West Salem Twp., Mercer Co., PA  
Executor: Mark A. Maietta, 53 Fredonia Rd., Greenville, PA 16125

Attorney: Douglas M. Watson

**MALONEY, ROY M. a/k/a**

**MALONEY, ROY**

**2020-666**

Late of West Salem Twp., Mercer Co., PA  
Executrix: Paula K. Maloney, 182 W. Jamestown Road, Greenville, PA 1612  
Attorney: Douglas M. Watson

**McCLUSKEY, TESSIE a/k/a**

**McCLUSKEY, TESSIE B.**

**2020-674**

Late of Farrell, Mercer Co., PA  
Executor: Terry P. McCluskey, 6 Beverly Dr., Vienna, OH 44473

Attorney: Shawn B. Olson

**MEALS, KENNETH E. SR., a/k/a**

**MEALS, KENNETH E.**

**2020-667**

Late of Lake Twp., Mercer Co., PA  
Co-Executors: Brian K. Meals, 279 Elliott Road, Grove City, PA 1127 & Amy K. Darney f/k/a Amy K. Carey, 105 W. Gilmore Road, Grove City, PA 1612

Attorney: Timothy R. Bonner

**ROSSETTI, NORMA L. A/K/A**

**ROSSETTI, NORMA**

**2020-677**

Late of Hermitage, Mercer Co., PA  
Executor: Mark A. Maietta, 66 Murray St., Norwalk, CT 06851

Attorney: Carolyn E. Hartle

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 4, 2021, the Accounts will be affirmed by the Clerk of Orphans' Court. Thereafter distribution may be decreed by this Court without reference to an auditor in accordance with any proposed schedule of distribution.

FIRST AND FINAL ACCOUNT OF  
ESTATES

2017-66 Hoagland, William J., deceased, McNickle, Timothy L, Executor

2018-658 Scheuermann, Robert C., Sr., deceased; Scheuermann, Robert C., Jr., Executor

2019-38 Campbell, Timaleen M., deceased; Buckley, Bertha A., Executrix

2019-265 Roberts, James L., deceased; Roberts, Michael K., Executor

2019-376 Miletta, John Mark a/k/a Miletta, John M. a/k/a Miletta,

John, deceased; Miletta, Marilee A. & Miletta, Renee A., Co-Executors  
2020-135 Juranovich, William A., deceased; Aaron, Janine, Executrix  
2020-310 Abbott, Timothy R., deceased; Bakmaz, Linda, Administrator

MaryJo Basilone DePreta  
Register of Wills and Clerk of Orphans' Court  
Division of the Court of Common Pleas Of Mercer County, PA  
112 Mercer County Courthouse  
Mercer, PA 16137  
M.C.L.J.- December 8, 15, 22 & 29

**SHERIFF'S SALE  
MONDAY  
JANUARY 11, 2021  
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. 2020-01148**

**HLADIK ONORATO & FEDERMAN  
LLP  
PLAINTIFF'S ATTORNEY  
SEPTEMBER 16, 2020  
LEVIED ON THE FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF THE DEFENDANT (S)  
JANE DAMBROGIO AND THE UNITED  
STATES OF AMERICA IN AND TO:**

**PARCEL NO. 1:**

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

On the Northwest by the Southeasterly right-of-way line of Patricia Circle, a distance of 115.47 feet; On the East by Lot No. 12 in the same plan, a distance of 280.93 feet; On the South by lands of the U. S. Government a distance of 100.04 feet; and On the west by Lot No. 10 in the same plan a distance of 220.28 feet.

Parcel I.D. No. 03-121-084

**PARCEL NO. 2:**

ALL THAT CERTAIN piece or parcel of land situate in Delaware Township, Mercer County, Pennsylvania, being Lot No. 12 in Fruits Mills Development Corporation Plan, Section "E", as recorded in the Office of the Recorder of Deeds of Mercer County, in Plan Book 11, Page 17, and being more fully bounded and described as follows;

Bounded on the North by Patrick Circle for a distance of 39.95 feet; Thence by a curve with a radius of 25 feet for a distance of feet to a point on Patricia Drive west; Thence along Patricia Drive West for a distance of

49.33 feet to a point in the dividing line between Lots No. 12 and 13; Thence along said dividing line due South, for a distance of 261.61 feet to a point; Thence along lands of United States Government a distance of 100.04 feet to a point of dividing line between Lots No. 11 and 12 in said plan; Thence due North along said dividing line a distance of 280.93 feet to a point on Patricia Circle, the place of beginning.

Having thereon erected a residential dwelling know as 5 Patricia Circle, Transfer, PA 16154

Parcel I.D. No. 03-121-085

**PARCEL NO. 3:**

ALL that certain piece or parcel of land situate in Delaware Township, Mercer County, Pennsylvania, being Lot No.13 in the Fruits Mills Development Plan, Section "E", as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania, in Plan Book 11, Page 17, and being more particularly bounded and described as follows:

Beginning at a point on the line of lands now or formerly of the U. S. Government, which said point is the Southwest corner of the land hereinafter described and is also the Southeast corner of Lot No. 12 in the same plan; Thence from said beginning point due North along the Easterly boundary line of said Lot No. 12, a distance of 261.16 feet to the Southwest right-of-way line of Patricia Drive West; Thence in a Southeasterly direction along the said Southwest right-of-way line of Patricia Drive west, a distance of 103.97 feet along a curve which is the arc of a circle having a radius of 330 feet to a point; Thence continuing in a Southeasterly direction along the right-of-way line

Parcel I.D. No. 03-121-086

BEING THE SAME PREMISES which Betty Wolf, Widow, by Deed dated December 1, 1998 and recorded on December 4, 1998, in the Mercer County Recorder of Deeds Office at Deed Book Volume 281 at Page 2639, Instrument No. 98 DR 23482, granted and conveyed unto James Dambrogio and Jane Dambrogio, Hudband and Wife. The said James Dambrogion having departed this lif on July 8, 2018, vesting title in Jane Dambrogio, surviving tenant by the entirety.

JUDGMENT - \$131,875.61

**SEIZED AND TAKEN IN EXECUTION  
AS THE PROPERTY OF THE  
DEFENDANT (S) JANE DAMBROGIO  
AND THE UNITED STATES OF  
AMERICA AT THE SUIT OF THE  
PLAINTIFF DEUTSCHE BANK  
NATIONAL TRUST COMPANY, AS  
INDENTURE TRUSTEE, FOR AAMES  
MORTGAGE INVESTMENT TRUST  
2005-3, BY NEW RESIDENTIAL  
MORTGAGE LLC, AS SERVICER**

**WRIT OF EXECUTION  
NO. 2019-03117**

**PHELAN HALLINAN DIAMOND &  
JONES, LLP**

**PLAINTIFF'S ATTORNEY  
SEPTEMBER 30, 2020**

**LEVIED ON THE FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF THE DEFENDANT (S)  
RALPH BAKER, III IN AND TO:**

**PARCEL NO. 1**

ALL that certain piece or parcel of land situate in the City of Sharon, County of

Mercer and Commonwealth of Pennsylvania, being Lot No. 13 in the John Halowicz Plan of Lots of record in the Recorder's Office of Mercer County, Pennsylvania, in Plan Book No. 2, page 221, said lot being bounded and described as follows:

BEGINNING on the southerly side of Curtis Street at the dividing line between Lots No. 12 and 13 at a distance of 316.55 feet eastwardly from the easterly line of Buckley Avenue; thence eastwardly along the southerly side of Curtis Street, a distance of 53 feet to the dividing line between said Lot No. 13 and Lot No. 14 in said plan; thence along said dividing line in a southerly direction a distance of 122.7 feet to a line; thence along said line North 88 degrees 20 minutes West, a distance of 53 feet to said dividing line between Lot No. 12 and Lot No. 13; thence northwardly along said dividing line a distance of 123.9 feet to Curtis Street, the place of beginning.

**PARCEL NO. 2**

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:

BEGINNING on the North side of Russell Street at the dividing line between land now or formerly of Harry Ridgeway and the land herein described; thence in a westerly direction along the North side of Russell Street, a distance of 50 feet to a point; thence North along land now or formerly of Ralph Rome!, a distance of 120.05 feet to a point; thence East along land now or formerly of Thomas Conti and others a distance of 50 feet to a point; thence in a southerly direction along lands now or formerly of Harry Ridge way a distance of 120.05 feet to the place of beginning.

SUBJECT To coal and mining rights, rights of way, easements, building lines, covenants, conditions, restrictions, etc., as same may appear in prior instruments of record.

**TITLE TO SAID PREMISES IS VESTED  
IN RALPH BAKER, III AND ANN E.  
BAKER, HUSBAND AND WIFE, by Deed  
from ELSIE CONTT AKA ELSIE M.  
CONTI, WIDOW AND UNMARRIED,  
Dated 03/14/1995, Recorded 03/22/1995,  
Instrument No. 95DR03031.**

ANN E. BAKER was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of ANN E. BAKER's death on or about 01/09/2010, her ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 1 Q 35

Premises Being: 323 CURTIS STREET,  
SHARON, PA 16146-1409

JUDGMENT - \$ 16,871.73

**SEIZED AND TAKEN IN EXECUTION  
AS THE PROPERTY OF THE  
DEFENDANT (S) RALPH BAKER, III AT  
THE SUIT OF THE PLAINTIFF PNC  
BANK, NATIONAL ASSOCIATION**

**WRIT OF EXECUTION  
NO. 2020-01118**

**PHELAN HALLINAN DIAMOND &  
JONES, LLP**

**PLAINTIFF'S ATTORNEY  
SEPTEMBER 21, 2020**

**LEVIED ON THE FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST  
AND CLAIM OF THE DEFENDANT (S)**

**SHAWN J. YANAK A/K/A SHAWN  
YANAK AND JUNE A. YANAK A/K/A  
JUNE YANAK IN AND TO:**

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

Beginning at point which is the intersection of the center line of Mitchell Road, and Pennsylvania Route 18; Thence N 32 degrees 30' W, along the center line of Mitchell Road, for a distance of one hundred sixty-nine and thirty-seven hundredths (169.37) feet to a point, said point being the southwest corner of the land herein conveyed and the place if beginning of the description; Thence N 32 degrees 30' W, along the center line of Mitchell Road, for a distance of one hundred nineteen and thirteen hundredths (119.13) feet to a point; Thence, N 65 degrees 12' 40" E, along lands now or formerly of Schwartz, for a distance of two hundred twelve and seventy-seven (212.77) feet to a point; Thence, S 0 degree 47' W, along lands now or formerly of Rice, for a distance of ninety-five and eighty-four hundredths (95.84) feet to a point; Thence, S 91 degrees 19' W, along lands now or formerly of Schall, for a distance of one hundred forty-eight and forty-two hundredths (148.42) feet to the center line of Mitchell Road and the place of beginning. Pursuant to a survey of Kurtanich Engineering, dated January 16, 1972.

**TITLE TO SAID PREMISES IS  
VESTED IN SHAWN J. YANAK  
AND JUNE A YANAK, HUSBAND  
AND WIFE, by Deed from MARK D.  
ATTERHOLT AND ROXANNE G.  
ATTERHOLT, HUSBAND AND  
WIFE, Dated 06/24/2004, Recorded  
07/09/2004, Instrument No. 2004-  
012101.**

Tax Parcel: 27 198 086

Premises Being: 8 MITCHELL ROAD,  
NEW WILMINGTON, PA 16142-2128  
JUDGMENT - \$ 83,227.38

**SEIZED AND TAKEN IN  
EXECUTION AS THE PROPERTY  
OF THE DEFENDANT (S) SHAWN J.  
YANAK A/K/A SHAWN YANAK  
AND JUNE A. YANAK A/K/A JUNE  
YANAK AT THE SUIT OF THE  
PLAINTIFF U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
C-BASS MORTGAGE LOAN  
ASSET-BACKED CERTIFICATES,  
SERIES 2007-CB4**

**WRIT OF EXECUTION  
NO. 2018-01875**

**RAS CITRON, LLC  
PLAINTIFF'S ATTORNEY  
OCTOBER 21, 2020**

**LEVIED ON THE FOLLOWING**

**ALL THE RIGHT, TITLE,  
IN'TEREST AND CLAIM OF THE  
DEFENDANT (S) INDIA M.  
MALLOY IN AND TO:**

ALL that certain piece or parcel of land situate in the city of Sharon, County of Mercer, and State of Pennsylvania, known as Lot No. 134 in the Lally and Irvine Addition to Sharon, as recorded in Plan Book "E", volume 7, Page 634, Records of Mercer county, being bounded and described as follows:

ON the North by Lot No. 133 in said

Plan, a distance of 130 feet; on the east by an alley, a distance of 40 feet; on the South by Lot No. 135 in said Plan, a distance of 130 feet; and on the West by Spruce Avenue, a distance of 40 feet.

BEING the same premises granted and conveyed from John R. Deitrick, widower, unto Stephen A. Walters and Marsha Walters, his wife, by deed dated 9/24/01 and recorded 10/2/01 and recorded in Mercer County as Instrument No. 2001 DR 16786.

BEING known as Tax Parcel No. 4-N-69.

BEING the same premises which became vested in the mortgagor herein by Deed from Stephen A. Walters and Marsha Walters, husband and wife, by Deed dated April 15, 2005 and recorded contemporaneous herewith in the Office of the Recorder of deeds in and for Mercer.

BEING KNOWN AS: 589 SPRUCE AVENUE SHARON, PA 16146

PROPERTY ID: 4-N-69

TITLE TO SAID PREMISES IS VESTED IN INDIA M. MALLOY BY DEED FROM STEPHEN A. WALTERS AND MARSHA WALTERS, HIS WIFE DATED 04/15/2005 RECORDED 04/22/2005 INSTRUMENT NUMBER 2005-006102.

JUDGMENT - \$ 53,416.05

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) INDIA M. MALLOY AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC2

**WRIT OF EXECUTION  
NO. 2019-03622**

VERTERANO & MANOLIS  
PLAINTIFF'S ATTORNEY  
NOVEMBER 4, 2020

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ROBERT W. MURPHY AND KRISTEN CZUBIAK F/K/A KRISTEN J. WILLETT'S MURPHY IN AND TO:

Parcel Identification Number: 29-203-037  
644 Old Mercer Road  
Volant, Pennsylvania 16156

ALL that certain piece or parcel of land in Springfield Township, Mercer County, Pennsylvania.

BOUNDED north for 529 feet by S. F. Ramsey; east for 570 feet by S.F. Ramsey; south for 529 feet by Edwin D. and Mildred Thompson; and west for 570 feet by a Public Road, containing 6 acres of land, more or less.

JUDGMENT - \$ 14,326.65

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) ROBERT W. MURPHY AND KRISTEN CZUBIAK F/K/A KRISTEN J. WILLETT'S MURPHY AT THE SUIT OF THE PLAINTIFF FIRST CHOICE FEDERAL CREDIT UNION

**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 TWENTY DAYS AFTER EITHER THE FILING OF THE SCHEDULE OF DISTRIBUTION OR THE EXECUTION SALE.

M.C.L.J. - December 15, 22, 29, 2020