

Mercer County Law Journal

Digital Edition

OCTOBER 31, 2023

VOL. 38 - ISSUE 44

(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

DREISBACH, ROBERT C. a/k/a DREISBACH, ROBERT

2023-710

Late of Coolspring Twp., Mercer Co., PA
Executrix: Helene Z. Dreisbach, 850
Latonka Drive, Mercer, PA 16137
Attorney: Stephen L. Kimes
MCLJ – October 31, November 7, 14, 2023

FABER, SHIRLEY ANN a/k/a FABER, SHIRLEY A. a/k/a FABER, SHIRLEY

2023-799

Late of Greenville Boro, Mercer Co., PA
Executor: David Faber, 75 Homer Road,
Transfer, PA 16154
Attorney: Ted Isoldi
MCLJ – October 31, November 7, 14, 2023

FOBES, GARY A. a/k/a FOBES, GARY

2023-798

Late of W Middlesex Boro, Mercer Co.,
PA
Executrix: Terri L. Manayan a/k/a Teri L.
Manayan, 371 Renoir Lane, Chapin SC
29036

Attorney: Stephen J. Mirizio
MCLJ – October 31, November 7, 14, 2023

HENRICH, WILLIAM L.

2022-0555

Late of Transfer, Mercer Co., PA
Executrix: Cindy Fabian, 1754 Old Forge
Road, Niles, OH 44446
Attorney: James E. Douglas
MCLJ – October 31, November 7, 14, 2023

JOHNSON, ANNE

2023-793

Late of Farrell, Mercer Co, PA
Executor: Andrew Johnson, 3 Cypress
Lake Place, Spring, TX 77382
Attorney: Jack W. Cline
MCLJ – October 31, November 7, 14, 2023

JONES, KYLE M.

2023-786

Late of Wheatland Boro, Mercer Co, PA
Administratrix: Elizabeth M. Taylor, 150
Pitt St., Apt. 303, Sharon, PA 16146
Attorney: Wade M. Fisher
MCLJ – October 31, November 7, 14, 2023

MACRI, EVELYN CAROL a/k/a

MACRI, E. CAROL a/k/a MACRI, EVELYN C.

2023-596

Late of Findley Twp., Mercer Co., PA
Executor: Phillip Anthony Macri III, 8137
Lamor Rd., Mercer, PA 16137
Attorney: Amy E. Molloy
MCLJ – October 31, November 7, 14, 2023

OBERT, SANDRA K.

2023-796

Late of Salem Twp., Mercer Co., PA
Executor: Reed F. Sisson, 1260 Sky Ridge
Dr., Pgh, PA 15241
Attorney: James E. Douglas
MCLJ – October 31, November 7, 14, 2023

SECOND PUBLICATION

BIGGART, WILLIAM EARL

2023-759

Late of Sharon, Mercer Co., PA
Administratrix: April Lynn Biggart, 433
Mitchell Rd., West Middlesex, PA 16159
(724) 856-1488
Attorney: None
MCLJ – October 24, 31, November 7, 2023

DAVIS, ROBERT ARDEN, JR. a/k/a

DAVIS, ROBERT A. JR.

2023-748

Late of Jackson Twp., Mercer Co., PA
Executrix: Melinda M. Davis a/k/a Melinda
Marsh Davis, PO Box 159, Harrisville, PA
16038
Attorney: Joseph John Nash, PO Box 673,
Slippery Rock, PA 16057 (724) 406-0616
MCLJ – October 24, 31, November 7, 2023

KELLY, CLIFFORD RAYMOND a/k/a

KELLY, CLIFFORD

2023-774

Late of Grove City Boro, Mercer Co., PA
Executrix: Traci Ann Orsillo, 1314
Fruitwood Dr., Saint Joseph, MI 49085
Attorney: Ryan K. Bonner
MCLJ – October 24, 31, November 7, 2023

KNAPIK, RUTH A. a/k/a KNAPIK

RUTH ANN

2023-784

Late of Greenville Boro, Mercer Co., PA
Executrix: Sharon L. Richards a/k/a Sharon
Lynn Richards, 944 Jones Dr., Salem, OH
44460
Attorney: Jason R. Dibble
MCLJ – October 24, 31, November 7, 2023

LUTZ, THERESA a/k/a LUTZ, THERESA

E.

2023-780

Late of South Pymatuning Twp., Mercer
Co., PA
Executor: Kenneth Lutz, 2857 Valley View
Rd., Sharpsville, PA 16150
Attorney: Carolyn E Hartle
MCLJ – October 24, 31, November 7, 2023

MARROW, RAYMOND A. a/k/a

MARROW, RAYMOND a/k/a

MARROW, RAYMOND ANTHONY

2023-776

Late of Sharon, Mercer Co., PA
Administratrix: Yvonne M. Harkless, 445
Line Street, Sharpsville, PA 16150
Attorney: Chester B. Scholl, Jr.
MCLJ – October 24, 31, November 7, 2023

SLATTERY, JOY KAY a/k/a

SLATTERY, JOY K. a/k/a SLATTERY, JOY

2023-775

Late of Sharon, Mercer Co., PA
Executor: Timothy M. Slattery a/k/a
Timothy Michael Slattery, 389 Reed St.,
Sharon, PA 16146
Attorney: Chester B. Scholl, Jr.
MCLJ – October 24, 31, November 7, 2023

THIRD PUBLICATION

CLARKE, JOYCE ARLENE

2023-772

Late of Grove City Boro, Mercer Co., PA
Executrix: Judith Ann Campagna a/k/a
Judith Ann Compagna, 707 Rebecca
Avenue, Grove City, PA 16127
Attorney: Lewis P. McEwen
MCLJ – October 17, 24, 31, 2023

COAST, DANIEL C. JR.

2023-619

Late of Worth Twp., Mercer Co., PA
Administrator: Seth Coast, 282 Jackson
Center Polk Rd., Jackson Center, PA
16133

Attorney: James A. Stranahan, IV
MCLJ – October 17, 24, 31, 2023

FENTON, RICHARD D. a/k/a FENTON, RICHARD

2023-764

Late of West Salem Twp., Mercer Co., PA
Administrator: Craig L. Fenton, 2189
Downing Lane, Hermitage, PA 16148
Attorney: Douglas M. Watson
MCLJ – October 17, 24, 31, 2023

HOLSAPFEL, SHIRLEY D. AKA HOLSAPFEL, SHIRLEY DARLENE

2023-769

Late of Lackawannock Twp., Mercer Co., PA
Executor: Lynn Frederick Holsapfel, 39
Reiber Road, West Middlesex, PA 16159
Attorney: Robert D. Clark, Jr., 201 N.
Market St., New Wilmington, PA 16142
724-946-9093
MCLJ – October 17, 24, 31, 2023

SCULLY, MARGARET L.

2023-763

Late of Hermitage, Mercer Co., PA
Executrix: Bernadette M. Scully, 762
McClure Avenue, Sharon, PA 16146
Attorney: William G. McConnell, Jr.
MCLJ – October 17, 24, 31, 2023

THOMPSON PHYLLIS J. A/K/A

THOMPSON PHYLLIS

2023-770

Late of West Salem Twp., Mercer Co., PA
Executrix: Linda A. Davis, 931 Vernon Rd.,
Greenville, PA 16125
ATT Attorney: Douglas M. Watson
MCLJ – October 17, 24, 31, 2023

TUK, LESLIE ANN AKA TUK, LESLIE A.

2023-771

Late of Hermitage, Mercer Co., PA
Executrix: Jessica A. Daman, 33 Amherst
Ct, Florence, KY 41042
Attorney: Kenneth K. McCann
MCLJ – October 17, 24, 31, 2023

WELDON, MARY LOU

2023-767

Late of Jefferson Twp., Mercer Co., PA
Administratrix: Nellie Mount, 139 N.
Shenango Street, Apt. A, Mercer, PA 16137
Attorney: James A. Stranahan, IV
MCLJ – October 17, 24, 31, 2023

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT
Articles of Incorporation were filed with the
Department of State of the Commonwealth of

Pennsylvania on the 16th day of October 2023,
for the purpose of incorporating a nonprofit
corporation known as the Ladies Auxiliary
Fraternal Order of Eagles No. 805 under the
Pennsylvania Nonprofit Corporation Law of
1988. The principal office or place of business
of the corporation is 283 Main Street,
Greenville, Mercer County, Pennsylvania
16125.

Jason R. Dibble, Esquire
WALLACE & DIBBLE, LLC
47 Clinton Street
Greenville, PA 16125
MCLJ – October 31, 2023

Notice is hereby given pursuant to the
provisions of the Fictitious Names Act of
Pennsylvania that an application for
registration of a Fictitious Name was filed
with the Department of State of the
Commonwealth of Pennsylvania, for the
conduct of a business under the Fictitious
Name of **Shenango Skateshop**, with its
principal office or place of business at **299
Sunset Blvd, Hermitage, PA 16148**. The
names and addresses of all persons who are
parties to the registration are: **Michael D.
Delfratte, 299 Sunset Blvd, Hermitage, PA
16148**.
MCLJ – October 31, 2023

IN THE COURT OF COMMON PLEAS OF
MERCER COUNTY, PENNSYLVANIA
CIVIL DIVISION
No. 2023 - 1372
Parcel ID 22 193 010
Control/Alt ID 22-12000

LFG 2022, LLC,

Plaintiff,

vs.

WAYNE L. McFARLAND,
PATRICIA A. McFARLAND and
CITIZENS BANK,
Defendants.

PUBLIC NOTICE TO WAYNE L. McFARLAND

NOTICE TO DEFEND

You have been sued in court. If you wish to
defend against the claims set forth in the
following pages, you must take action within
twenty (20) days after this complaint and
notice are served, by entering a written
appearance personally or by attorney and
filing in writing with the court your defenses
or objections to the claims set forth against
you. You are warned that if you fail to do so
the case may proceed without you and a
judgment may be entered against you by the
Court without further notice for any money
claimed in the complaint or for any claim or
relief requested by the Plaintiff. You may lose
money or property or other rights important to
you.

**YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU DO
NOT HAVE A LAWYER, TELEPHONE
THE OFFICE SET FORTH BELOW TO
FIND OUT WHERE YOU CAN GET
LEGAL HELP.**

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Mercer County Lawyers Referral Service
c/o Mercer County Bar Association
P.O. Box 1302
Hermitage, PA 16148
Telephone: (724) 342-3111
MCLJ – OCTOBER 31, 2023

Notice

In the Court of Common Pleas of Mercer County, Pennsylvania, Civil Action – Law, No. 2022-555, Lake Latonka Property Owner's Association, Inc., Plaintiff, v. Raymond E. Canale, Defendant. To Raymond E. Canale, Defendant, whose last known address is 11735 Lyman Road Chesterland, OH 44026. IMPORTANT NOTICE-YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH IN THE ABOVE-CAPTIONED ACTION TO QUIET TITLE. UNLESS YOU ACT WITHIN TEN (10) DAYS OF THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY RIGHTS OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW, AND THEY CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY BE ABLE TO OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Mercer County Lawyer Referral Service, c/o Mercer County Bar Association, P.O. Box 1302, Hermitage, PA 16148, Telephone (724) 342-3111. Matthew J. Kalina, Attorney for Plaintiff, 966 Perry Highway, Pittsburgh, PA 15237, (412)366-6629.

MCLJ – October 31, 2023

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

Notice is hereby given of the administration of **THE NOSKER REVOCABLE TRUST DATED JUNE 11, 2009**. The Settlor of the Trust, **NINA J. NOSKER**, a resident of Greenville, Mercer County, Pennsylvania, died on October 1, 2023. All persons having claims against **NINA J. NOSKER** are requested to make known the same to the Trustees or attorney named below. All persons indebted to **NINA J. NOSKER** are requested to make payment without delay to the Trustees or attorney named below:

Linda S. Coon
31402 Fountainbrook Park Lane
Spring, TX 77386

Or

Terrie J. Marrapese
310 Bluebell Road
Venice, FL 34293

or their attorney

Carolyn E. Hartle, Esquire
HARTLE ELDER LAW PRACTICE, LLC
2500 Highland Road, Suite 105
Hermitage, PA 16148
MCLJ – October 31, November 7, 14, 2023

NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the administration of the **GIZELLA B. KUKUDA REVOCABLE LIVING TRUST** dated **August 18, 2020** pursuant to 20 Pa. C.S. § 7755(c). Gizella B. Kukuda died on November 23, 2021 in Mercer County, Pennsylvania. All persons indebted to said Trust are requested to make payment, and those having claims against the same are directed to make them known without delay to:

Christine L. Murrin, Successor Trustee
633 S. 8th Street
Sharpsville, PA 16150

or to her Attorney

William J. Moder, III, Esquire
Kerrwood Place, Suite 104
2500 Highland Road
Hermitage, Pennsylvania 16148
MCLJ – October 24, 31 and November 7, 2024

**SHERIFF'S SALE
MONDAY
NOVEMBER 13, 2023
10:00 A.M.**

**MERCER COUNTY SHERIFF'S
OFFICE
205 S ERIE ST, MERCER PA 16137
MERCER COUNTY**

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

**WRIT OF EXECUTION
NO. 2022-01405**

ALBERTELLI LAW
PLAINTIFF'S ATTORNEY

AUGUST 18, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN J. REGALSKI, DECEASED MORTGAGOR AND OWNER IN AND TO:

ALL THAT TRACT OF LAND SITUATE IN PINE TOWNSHIP, MERCER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE GROVE CITY-NORTH LIBERTY PUBLIC ROAD AT THE NORTHWEST CORNER OF THE LAND HEREIN DESCRIBED;

THENCE SOUTH 88° 08' EAST BY LOT 28, 254.64 FEET TO A POINT;
THENCE SOUTH 0° 33' EAST ALONG LOT 16, 171.22 FEET TO A POINT;
THENCE NORTH 88° 08' WEST ALONG LOT 30, 254.64 FEET TO A POINT;
THENCE NORTH 03° 33' WEST ALONG THE EASTERN LINE OF THE GROVE CITY-NORTH LIBERTY ROAD, 171.22 FEET TO THE PLACE OF BEGINNING,

AND BEING LOT 29 IN THE EAKIN AND WELSH PLAN OF LOTS AS RECORDED IN PLAN BOOK 1 AND PAGE 109. THIS DEED ALSO CONVEYS THE OWNERSHIP OF THE MANUFACTURED HOME SITUATED ON THE LOT IT DOES NOT HAVE A SEPARATE CERIMICAIE OF TITLE.

BEING THE SAME PROPERTY CONVEYED TO JOHN J. REGALSKI AND ROSE B. REGALSKI, HUSBAND AND WIFE, AS .1 ENANCY BY THE ENTIRETIES BY DEED FROM JOHN J. REGALSKI, AND ROSE B. REGALSKI, HUSBAND AND WIFE RECORDED 12/20/2013 IN DEED DOC NO.: 2013-00019939, IN THE OFFICE OF THE RECORDER OF DEEDS OF MERCER COUNTY, PENNSYLVANIA

PARCEL ID: 22 205 256 029
CONTROL/ALT ID: 22-608861

Being known as: 844 N. Liberty Road, Grove City, PA 16127

JUDGMENT - \$ 90,648.81

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN J. REGALSKI, DECEASED MORTGAGOR AND OWNER AT THE SUIT OF THE PLAINTIFF COMMUNITY LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

**WRIT OF EXECUTION
NO. 2023-01019**

BROCK & SCOTT, PLLC
PLAINTIFF'S ATTORNEY

AUGUST 11, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KISHME CAMERON, KNOWN HEIR OF JIMMY ROBINSON, SR., DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JIMMY ROBINSON, SR., DECEASED, AND JIMMY ROBINSON, JR., KNOWN HEIR OF JIMMY ROBINSON, SR., DECEASED IN AND TO:

All that certain piece or parcel of land situate in the City of Farrell, County of Mercer and State of Pennsylvania, being parts of Lots numbered Three Hundred Seven (307), Three Hundred Eight (308) and Three Hundred Nine (309) in the Farrell Realty Company Plan of Lots, formerly known as South Sharon Trust Company Plan of Lots, as recorded in Plan Book 1, page 21, records of Mercer County, Pennsylvania, and being bounded and described as follows:

COMMENCING at a point on the east line of Stambaugh Avenue, forty three and seventy-five hundredths (43.75) feet northwardly from Washington Street; thence extending in front or width along said Stambaugh Avenue northwardly forty (40) feet and in length or depth eastwardly, preserving the same width, ninety (90) feet to the west line of Lot number Three Hundred Ten (310) in said Plan.

The property address and tax parcel identification number listed are provided solely for informational purposes.

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 the same premises conveyed to Jimmy Robinson, Sr. and Peggy Joan Robinson, under Deed from First Seneca Bank, dated 02/23/1990, recorded in the Mercer Recorder of Deeds Office on 05/11/1990 in Deed Book 76, Page 225.

Tax Parcel: 52-428-334

Premises Being: 631 Stambaugh Ave, Farrell, PA 16121

JUDGMENT - \$ 21,258.10

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KISHME CAMERON, KNOWN HEIR OF JIMMY ROBINSON, SR., DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JIMMY ROBINSON, SR., DECEASED, AND JIMMY ROBINSON, JR., KNOWN HEIR OF JIMMY ROBINSON, SR., DECEASED AT THE SUIT OF THE PLAINTIFF ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

**WRIT OF EXECUTION
NO. 2023-01007**

DAVID W. RAPHAEL
PLAINTIFF'S ATTORNEY

AUGUST 14, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) MARK W. BREST AND MONICA J. BREST IN AND TO:

ALL that certain piece or parcel of land with frame dwelling home erected thereon, situate in the Borough of Greenville, Mercer County, Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of the east line of Columbia Avenue, with the south line of Main Street; thence in an easterly direction along the south line of Main Street, one hundred forty-one (141) feet to the northwest corner of lot now or formerly of George L. Hanson, Jr., formerly Sara P. Couse; thence in a southerly direction along the west line of lot now or formerly of George L. Hanson, Jr., one hundred (100) feet to a point at land now or formerly of T.R. Thorne; thence in a westerly direction along the north line of land now or formerly of T.R. Thorne, one hundred forty-seven (147) feet to the east line of Columbia Avenue; thence in a northerly direction along the east line of Columbia Avenue, one hundred (100) feet to the place of beginning. The measurements along the street boundaries herein being taken along the inside of the sidewalks of both streets.

BEING the same premises granted and conveyed by a certain Deed dated January 24, 2000 from Sharon Regional Health System, a Pennsylvania non-profit corporation, to Mark W. Brest and Monica J. Brest, husband and wife, recorded in the Recorder of Deeds of Mercer County on March 3, 2000, at Deed Book Volume 318, Page 2598, at Instrument Number 00-DR-02748.

HAVING erected thereon a detached, residential dwelling commonly known as 2 Columbia Avenue, Greenville, PA 16125.

Being further identified as Tax Parcel No: 55-522-001.

JUDGMENT - \$111,822.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) MARK W. BREST AND MONICA J. BREST AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA

**WRIT OF EXECUTION
NO. 2023-01526**

EVANS GARVEY LACKEY & OCHS
PLAINTIFF'S ATTORNEY

AUGUST 22, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT (S) SHANE
R. HUSBAND AND NICOLE L.
HUSBAND IN AND TO:

ALL THAT CERTAIN land or tract of land
situate in Jefferson Township, Mercer
County, Pennsylvania, bounded and
described as follows:

ON the North by land formerly of Wallace D.
Porter and Lillian E. Porter, now or formerly
owned by Ed J. Lytle and land now or
formerly of Thomas L. Weston and Vivian S.
Weston, for a total distance of 681 feet
measured from the centerline of the Clay
Furnace-Fruit Mills Road a/k/a Ball Park
Road (T-551); on the East for a distance of 95
feet by the centerline of the Clay Furnace-
Fruit Mills Road, a/k/a Ball Park Road (T-
551); on the South by land formerly of Elmer
R. Perschka and Faye E. Perschka, now or
formerly owned by Robert Black, for a
distance of 600 feet, more or less, measured
from the centerline of said road and on the
West by land now or formerly of Wallace D.
Porter and Lillian E. Porter, for a distance of
95 feet.

BEING the same premises conveyed to
Shane R. Husband and Nicole L. Husband,
husband and wife, by deed of Edgar K.
Steffey and Adelle M. Steffey, husband and
wife, dated March 29, 2018 and recorded in
the Recorder's Office of Mercer County,
Pennsylvania on April 13, 2018 as Instrument
No. 2018-3078.

HAVING erected thereon a Dwelling known
and numbered as 219 Ballpark Road,
Sharpsville, PA 16150. **BEING ALSO
KNOWN AS** Tax I.D. No. 14 121 026.

JUDGMENT - \$ 10,914.27

SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF THE DEFENDANT
(S) SHANE R. HUSBAND AND NICOLE L.
HUSBAND AT THE SUIT OF THE
PLAINTIFF RODNEY E. MONTGOMERY
AND PENNY D. MONTGOMERY

**WRIT OF EXECUTION
NO. 2023-00789**

GREGORY JAVARDIAN LLC
PLAINTIFF'S ATTORNEY

AUGUST 23, 2023
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT (S) KEVIN
L. RAYMAN AND RONDA K. RAYMAN
IN AND TO:

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

ON the North by a public road known as Ray
Road; on the East by lands now or formerly
of the Moreland Heirs; on the South by lands
now or formerly of the Rust and Bortz
families; and, on the West by lands now or
formerly of John Williams, formerly lands of
the McLaughlin Heirs.

CONTAINING 13 acres, more or less.

BEING THE SAME PREMISES which
Winona A. Stockner Williams f/k/a Winona
A. Stockner, by Deed dated December 23,
1993 and recorded December 29, 1993 in the
Office of the Recorder of Deeds in and for
Mercer County in Instrument No. 1993-
18202, granted and conveyed unto Kevin L.
Rayman and Ronda K. Rayman.

BEING KNOWN AS: 220 Ray Road,
Jamestown, PA 16134

PARCEL #08-029-002

JUDGMENT - \$129,334.25

SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF THE DEFENDANT
(S) KEVIN L. RAYMAN AND RONDA K.
RAYMAN AT THE SUIT OF THE
PLAINTIFF CITIZENS BANK, N.A.

**WRIT OF EXECUTION
NO. 2020-00760**

KML LAW GROUP PC
PLAINTIFF'S ATTORNEY

AUGUST 1, 2023
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:

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 Fritz 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

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

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
NATIONSTAR MORTGAGE LLC D/B/A
MR. COOPER

**WRIT OF EXECUTION
NO. 2023-01093**

PADGETT LAW GROUP
PLAINTIFF'S ATTORNEY

AUGUST 28, 2023
LEVIED ON THE FOLLOWING

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

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

BEGINNING at a point in the center of the
Mercer-Slippery Rock public road, also
known as legislative route 43017 at the
Southwest Corner of the land herein
conveyed; thence North 50 degrees East
435.60 feet by land now or formerly of John
H. Hummel and Marjorie J. Hummel to a
point; thence by other land now or formerly
of John H. Hummel and Marjorie J. Hummel
North 40 degrees 00 minutes West 88.13 feet
to a point; thence by other land of John H.
Hummel and Marjorie J. Hummel North 87
degrees 00 minutes West 29.11 feet to a point;
thence by other land now of formerly of John
H. Hummel and Marjorie J. Hummel, South
50 degrees 00 minutes West 414.26 feet to a
point in the center line of said Mercer-
Slippery rock road; thence along the center
line of said road 108 feet to a point, the place
of beginning, containing 1.08 acres of land
more or less.

AND BEING Lot No. 2 in the John H.
Hummel subdivision.

BEING the same property which estate of
Walter Miller, deceased granted and
conveyed unto John A. Miller by deed dated
April 12, 2007 and recorded April 20, 2007 in
the recorder's office of said county in
Instrument #2007-00005234.

The said John A. Miller having died June 7,
2021.

Title vested with Emily M. Cubellis by deed
from John Thomas Ryder III a/k/a John T.
Ryder, III, Executor of the Estate of John A.
Miller, Deceased, joined by Jason Aleay as
specific devisee under the last will and
testament of John A. Miller dated April 29,
2015 by deed dated October 14, 2021 and
recorded with the Mercer County Recorder of
Deeds on October 21, 2021 as Instrument
Number 2021-00011771.

Property Address: 879 Butler Pike, Mercer,
PA 16137

Tax Parcel Number: 06 177 040

JUDGMENT - \$126,198.26

SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF THE DEFENDANT
(S) EMILY M. CUBELLIS AT THE SUIT
OF THE PLAINTIFF. ALLIED FIRST
BANK SB SERV BANK

**WRIT OF EXECUTION
NO. 2022-02763**

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

JULY 27, 2023
LEVIED ON THE FOLLOWING

**ALL THE RIGHT, TITLE, INTEREST AND
CLAIM OF THE DEFENDANT (S) GRACE
ELIZABETH CONLON, IN HER
CAPACITY AS HEIR OF SANDRA J.
RYSER, KAREN LYNNE MURAT, IN HER
CAPACITY AS HEIR OF SANDRA J.
RYSER, CHERYL COLEEN MCINTOSH,
IN HER CAPACITY AS HEIR OF
SANDRA J. RYSER AND UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS, CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
SANDRA J. RYSER IN AND TO:**

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

ON the North by Pulaski and Hubbard Public
Highway, and having a frontage of
approximately one hundred and fifty one
(150) along said public highway.

ON the East by land now or formerly of
George R. and Mollie Snyder, husband and
wife;

ON the South by land now or formerly of
Peter Katrick; and

ON the West by land of Robert Devassie.
Containing two (2) acres more or less.

BEING the same piece or parcel of land
conveyed to Paul N. Frable and Lois D. Frable
by deed of Paul D. Davis, et ux, dated August
14, 1953, and recorded in the Recorder's
Office of Mercer County, Pennsylvania, on
September 2, 1953 in Deed Book P, Vol. 20,
Page 284.

BEING KNOWN AS: 88 FETSKO ROAD
WEST MIDDLESEX, PA 16159

BEING PROPERTY ID: 27196052

**TITLE TO SAID PREMISES IS VESTED IN
SAMUEL J. RYSER AND SANDRA J.
RYSER, HUSBAND AND WIFE, THEIR
HEIRS AND ASSIGNS BY DEED FROM
PAUL W. FRABLE AND LOIS D.
FRABLE, HUSBAND AND WIFE DATED
11/25/1968 RECORDED 12/03/1968**

INSTRUMENT NO. 1968

JUDGMENT - \$ 64,219.71

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GRACE ELIZABETH CONLON, IN HER CAPACITY AS HEIR OF SANDRA J. RYSER, KAREN LYNNE MURAT, IN HER CAPACITY AS HEIR OF SANDRA J. RYSER, CHERYL COLEEN MCINTOSH, IN HER CAPACITY AS HEIR OF SANDRA J. RYSER AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SANDRA J. RYSER AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION

**WRIT OF EXECUTION
NO. 2023-00699**

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

AUGUST 3, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOY L. SWARNER AND BRYAN J. SWARNER IN AND TO:

ALL that certain piece or parcel of land with frame dwelling and other improvements thereon, situate on the westerly side of Sixth Avenue, Hempfield Township, Mercer County, Pennsylvania, and being more particularly bounded and described as follows:

Bounded on the north by land now or formerly of Frederick R. McConnell for a distance of 198 feet; on the east by Sixth Avenue for a distance of 70 feet; on the south by lands now or formerly of H. P. McConnell, et al., for a distance of 224 feet to the right of way of Bessemer and Lake Erie Railroad Company; and on the west by right-of-way of Bessemer and Lake Erie Railroad Company for a distance of 70 feet.

BEING KNOWN AS: **42 6TH AVE
GREENVILLE, PA 16125**

PROPERTY ID: **09-043-132**

TITLE TO SAID PREMISES IS VESTED IN **JOY L SWARNER, AND BRYAN J. SWARNER** BY DEED FROM **FIRST NATIONAL BANK OF PENNSYLVANIA**, DATED **JANUARY 8, 2004** RECORDED **MARCH 16, 2004** IN BOOK NO. **493** PAGE **334** INSTRUMENT NO. **2004-004308**

JUDGMENT - \$ 22,940.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOY L. SWARNER AND BRYAN J. SWARNER AT THE SUIT OF THE PLAINTIFF NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

**WRIT OF EXECUTION
NO. 2020-02687**

STERN & EISENBERG PC
PLAINTIFF'S ATTORNEY

AUGUST 28, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) JOSHUA S. KNEPPER SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF DAVID G. KNEPPER; DECEASED, MATTHEW D. KNEPPER SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF

DAVID G. KNEPPER; DECEASED, MICHAEL J. KNEPPER SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF DAVID G. KNEPPER; DECEASED AND ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF DAVID G. KNEPPER, DECEASED IN AND TO:

ALL THAT TRACT OF LAND SITUATE IN FINDLEY TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHEAST CORNER THEREOF AT A POINT IN THE CENTER OF THE MERCER-GROVE CITY PUBLIC ROAD; THENCE BY LANDS OF SAID MORGAN BARNES, SOUTH 20 DEGREES 43' WEST, 328 1 FEET TO A STAKE; THENCE BY LANDS OF SAME, NORTH 39 DEGREES 17' WEST, 240 3 FEET TO A STAKE; THENCE BY LANDS OF SAME, NORTH 20 DEGREES 43' EAST, 397 FEET TO A POINT IN THE CENTER OF SAID PUBLIC ROAD, THENCE BY THE CENTER OF SAID PUBLIC ROAD, SOUTH 53 DEGREES 17' EAST, 250 FEET TO THE PLACE OF BEGINNING. CONTAINING TWO (2) ACRES OF LAND, STRICT MEASURE. BEING THE SAME PROPERTY AS CONVEYED TO DAVID G. KNEPPER FROM DAVID G. KNEPPER, INDIVIDUALLY AND AS ADMINISTRATOR FOR THE ESTATE OF CHERYL A. FILERKNEPPER, DECEASED BY THAT DEED DATED 09/07/2018 AND RECORDED 09/07/2018 IN INSTRUMENT NUMBER 2018-00008064 IN THE MERCER COUNTY RECORDS.

Premises being: 1724 Mercer Grove City Road, Mercer, PA 16137

TOWNSHIP TAX PARCEL NO. 06-191-063 BEING the same premises which David G. Knepper, individually, and David G. Knepper as Administrator for the Estate of Cheryl A. Filer-Knepper, deceased by Deed dated September 7, 2018 and recorded in the Office of Recorder of Deeds of Mercer County on September 7, 2018 at as Instrument#2018-00008064 granted and conveyed unto David G. Knepper.

JUDGMENT - \$168,179.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) JOSHUA S. KNEPPER SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF DAVID G. KNEPPER; DECEASED, MATTHEW D. KNEPPER SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF DAVID G. KNEPPER; DECEASED, MICHAEL J. KNEPPER SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF DAVID G. KNEPPER; DECEASED AND ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF DAVID G. KNEPPER, DECEASED AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V

**WRIT OF EXECUTION
NO. 2023-00806**

STERN & EISENBERG PC
PLAINTIFF'S ATTORNEY

AUGUST 23, 2023

LEVIED ON THE FOLLOWING

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

SANDRA LEE SMITH A/K/A SANDRA SMITH IN AND TO:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE STATE OF PENNSYLVANIA, COUNTY OF MERCER, TOWNSHIP OF SUGAR GROVE, AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY LAND NOW OR FORMERLY OF MYERS; ON THE EAST BY LAND NOW OR FORMERLY OF MYERS; ON THE SOUTH BY A PUBLIC ROAD AND ON THE WEST BY LAND NOW OR FORMERLY OF BOYLAN, THE SAID LOT OF LAND FRONTING NINETY-FOUR (94 FEET) FEET ON SAID PUBLIC ROAD AND EXTENDING BACK OF UNIFORM WIDTH A DISTANCE OF FOUR HUNDRED SIXTY-THREE (463 FEET) FEET MORE OR LESS TO LAND NOW OR FORMERLY OF MYERS.

Premises being: 354 Baker Road, Greenville, PA 16125

TOWNSHIP TAX PARCEL NO. 30-044-104 BEING the same premises which Gladys M. Harakal, widow by Deed dated January 30, 2015, and recorded in the Office of Recorder of Deeds of Mercer County on March 17, 2015 at Book n/a, Page n/a granted and conveyed unto Sandra Lee Smith, as single woman. Sandra Lee Smith is also known as Sandra Smith

JUDGMENT - \$ 61,220.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SANDRA LEE SMITH A/K/A SANDRA SMITH AT THE SUIT OF THE PLAINTIFF MORTGAGE ASSETS MANAGEMENT, LLC

**WRIT OF EXECUTION
NO. 2023-01125**

VITTI LAW GROUP INC
PLAINTIFF'S ATTORNEY

AUGUST 14, 2023

LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) THOMAS J. THORNTON IN AND TO:

ALL THAT CERTAIN lot or tract of land, situate in the Borough of Greenville, County of Mercer and Commonwealth of Pennsylvania, being known as Lot No. 1, as shown on a certain Plan entitled Final Plat J. Christopher and J. Kevin McElhinney Subdivision, as recorded in the Office of the Recorder of Deeds of Mercer County, Pennsylvania in 91 PL 7129-114.

BEGINNING at an iron pin in the westerly side of South Mercer Street, at land of Menold; thence along the west side of South Mercer Street. South 45° 40' East, 139.00 feet to an iron pin; thence along land of McElhinny, South 45° 37' West, 110.00 feet to an iron pin; thence along land of McElhinny, North 45° 40' West, 139.00 feet to an iron pin; thence along land of Menold, North 45° 37' East, 110.00 feet to an iron pin, the point and place of beginning. Containing 0.35 acres of land.

BEING designated as Tax Parcel No. 55-531-014

BEING the same premises conveyed by deed from Barbara J. Duplaisir, single, to Thomas J. Thornton on March 1, 2016 and recorded in the Recorder's Office of Mercer County Pennsylvania on April 18, 2016 at Instrument No. 2016-00003268.

Property Address: 215 S. Mercer Street, Greenville, PA 16125

JUDGMENT - \$ 44,897.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) THOMAS J. THORNTON AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

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 – October 17, 24, 31, 2023