

# 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

November 1, 2022

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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

**KALTENBAUGH, CHARLES B. a/k/a KALTENBAUGH, CHARLES BURTON**  
**2022-716**

Late of Sandy Lake Twp., Mercer Co., PA  
Co-Executors: Maxine J. Clendenning, 13474 Inverness Avenue, Uniontown, OH 44685; Jay C. Kaltenbaugh, 82 Thompson Road, Clarksville, PA 44685 & Kevin B. Kaltenbaugh, PO Box 706, Kremmling, CO 80459

Attorney: Terry R. Heeter, Kooman, Heeter, & Gulnac, PC, Marianne Prof. Cntr., PO Box 700, Clarion, PA 16214 (814) 226-9100

**NELSON, RAYMOND A. a/k/a NELSON, RAYMOND A. SR.**  
**2022-737**

Late of Hempfield Twp., Mercer Co., PA  
Executrix: Valeria K. Courtney a/k/a Valerie Courtney f/k/a Valerie K. Hunt, 5612 Huckleberry Road, Adamsville, PA 16110

Attorney: Jason R. Dibble

**ROSSI, MARIE J.**  
**2022-734**

Late of Sharpsville Boro, Mercer Co., PA  
Executrix: Traci Multari, 1889 Rettig Drive, Hermitage, PA 16148

Attorney: Robert J. Tesone

**SANTONE, LOUISE**  
**2022-735**

Late of Greenville Boro, Mercer Co., PA  
Executrix: Rosemarie Thurber, 407 S. Main Street, Greenville, PA 16125

Attorney: Jason R. Dibble

**SCARMACK, ROSEMARIE**  
**2022-741**

Late of Hermitage, Mercer Co., PA  
Executor: Andrew J. Scarmack, 4858 My Way, Canfield, OH 44406

Attorney: William G. McConnell, Jr.

**SELTZER, ELIZABETH JOANNA**

**2022-739**

Late of Delaware Twp., Mercer Co., PA  
Administratrix: Susanna Seltzer, 184 Rexford Drive, Hermitage, PA 16148

Attorney: Wade M. Fisher

**SPONDIKE, ROBERT M.**  
**2022-733**

Late of Sharon, Mercer Co, PA

Executor: Brenda K. Freed-Spondike a/k/a Brenda K. Freed, 575 Fisher Hill St., Sharon, PA 16146

Attorney: Wade M. Fisher

**SWOGGER, BRUCE ALLEN a/k/a SWOGGER, BRUCE A. a/k/a SWOGGER, BRUCE**

**2022-731**

Late of French Creek Twp., Mercer Co., PA

Executrix: Sandra K. Swogger, 5087 Sandy Lake Rd., Carlton, PA 16311  
Attorney: Raymond H. Bogaty

**WILLIAMSON, WILLIAM CARL a/k/a WILLIAMSON, WILLIAM C. a/k/a WILLIAMSON, WILLIAM**  
**2022-740**

Late of Sharon, Mercer Co, PA

Administratrix: Susan Williamson Weirick, 148 Cribbs Road, Mercer, PA 16137

Attorney: Stephen J. Mirizio

**WILSON, CATHERINE M.**  
**2022-729**

Late of Hermitage, Mercer Co., PA  
Executrix: Carole Kassi, 371 Goodlife Way, Daytona Beach, FL 32124

Attorney: Tara Stevens Rodrigues

#### SECOND PUBLICATION

**ADAMS, JASON D. a/k/a ADAMS, JASON DELTON a/k/a JASON, ADAMS**

**2022-723**

Late of Jefferson Twp., Mercer Co., PA  
Administratrix: Rebecca A. Adams, 7090 E. State Street, Hermitage, PA 16148

Attorney: Douglas M. Watson

**BRANDES, RICHARD D. a/k/a BRANDES, RICHARD DONALD**  
**2022-727**

Late of Jefferson Twp., Mercer Co., PA  
Executor: Jeffery S. Brandes, 89 Zahniser Road, Mercer, PA 16137

Attorney: James Nevant, II

**CAPSON, SAUL JOSEPH A/K/A CAPSON, SAUL J.**  
**2022-714**

Late of Hermitage, Mercer Co., PA  
Administratrix, CTA: Carol A. Capson a/k/a Carol Ann Capson, 2424 Peeble Creek Court, Hermitage, PA 16148

Attorney: Wade M. Fisher

**CAREY, DALE R. a/k/a CAREY, DALE**  
**2022-722**

Late of Pine Twp., Mercer Co, PA  
Executrix: Diana Boughner, 419 Lytle School Road, Sandy Lake, PA 16145

Attorney: Raymond H. Bogaty

**COLLINS, RONALD a/k/a COLLINS, RONALD D. a/k/a COLLINS, RONALD DAVID**  
**2022-724**

Late of Hermitage, Mercer Co., PA  
Executrix: Ashley N. Clark, 7234 Warren Sharon Road, Brookfield, OH 44403

Attorney: Stephen J. Mirizio

**ZIGO, ETTA L.**  
**2022-717**

Late of Jefferson Twp., Mercer Co., PA  
Executor: Regis Zigo, 15 Eich Rd.,

Fredonia, PA 16124

Attorney: Wade M. Fisher

#### THIRD PUBLICATION

**DERR, GERALDINE E. a/k/a DERR, GERRIE E.**  
**2022-718**

Late of Sharpsville Boro, Mercer Co., PA  
Executrix: Julie Smith, 402 Wengler Avenue, Sharon, PA 16146

Attorney: Wade M. Fisher

**McCULLOUGH, WAYNE LAMONT a/k/a McCULLOUGH, WAYNE L.**  
**2022-507**

Late of Sharpsville Boro, Mercer Co., PA  
Executors/Executrix: C. Marc McCullough, 339 Charleston Rd., Sharpsville, PA 16150; Richard McCullough, 20 Schultz Lane, Sharpsville, PA 16150; Jean A. Schultz, 30 Schultz Lane, Sharpsville, PA 16150

Attorney: Ashley R. Bozewski, 535 Smithfield St., Ste. 300, Pgh, PA 15222 (412) 355-0200

**PERRY, RUBY L.**  
**2022-710**

Late of Deer Creek Twp., Mercer Co., PA  
Administratrix: Darlene Carey, 164 Cranberry Road, Sandy Lake, PA 16145

Attorney: Jack W. Cline

#### LEGAL NOTICE

**NOTICE IS HEREBY GIVEN** that a Certificate of Organization was filed and approved by the Department of State, Commonwealth of Pennsylvania, on October 3, 2022, for Heidi Holland OT, LLC, with registered offices located at 3627 Clearview Drive, Hermitage, PA 16148. The principal business activity to be engaged in is occupational therapy, and all other lawful business activities.

This Limited Liability Company is organized under the provisions of the Limited Liability Company Law of 1994, 15 Pa. C.S.A. §8901, et seq.

William G. McConnell, Jr., Esquire  
McConnell Law Firm, LLC  
3547 East State Street, P.O. Box 1777  
Hermitage, PA 16148  
M.C.L.J.- November 1, 2022

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

Notice is hereby given of the administration of **THE JAMES A. KARING FUNDED REVOCABLE TRUST AGREEMENT DATED MARCH 31st, 2015**. The Settlor of the Trust, **JAMES A. KARING**, a resident of Sharon, Mercer County, Pennsylvania, died on September 21, 2022. All persons having claims against **JAMES A. KARING** are requested to make known the same to the Trustee or attorney named below. All persons indebted to **JAMES**

**A. KARING** are requested to make payment without delay to the Trustee or attorney named below:

Kathleen Serb  
574 N. Buhl Farm Drive  
Hermitage, PA 16148

or her attorney

Carolyn E. Hartle, Esquire  
**HARTLE ELDER LAW PRACTICE, LLC**

2500 Highland Road, Suite 105  
Hermitage, PA 16148  
M.C.L.J.- November 1, 8, 15, 2022

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

Notice is hereby given of the administration of the **PATRICIA A. GARLAND REVOCABLE TRUST AGREEMENT DATED MARCH Pt, 2017**. The Settlor of the Trust, **PATRICIA A. GARLAND**, a resident of Grove City, Mercer County, Pennsylvania, died on September 1, 2022. All persons having claims against **PATRICIA A. GARLAND** are requested to make known the same to the Trustee or attorney named below. All persons indebted to **PATRICIA A. GARLAND** are requested to make payment without delay to the Trustee or attorney named below:

Brian Garland  
749 Bobwhite Drive  
Hermitage, PA 16148

or his attorney

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

M.C.L.J.- October 25, November 1, 8, 2022

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

Notice is hereby given of the administration of **THE SHIRLEY M. JENKINS REVOCABLE TRUST AGREEMENT DATED OCTOBER 9th, 2019**. The Settlor of the Trust, **SHIRLEY M. JENKINS**, a resident of Sharon, Mercer County, Pennsylvania, died on August 18, 2022. All persons having claims against **SHIRLEY M. JENKINS** are requested to make known the same to the Trustee or attorney named below. All persons indebted to **SHIRLEY M. JENKINS** are requested to make payment without delay to the Trustee or attorney named below:

Denise L. Turosky  
11992 Coopers Run  
Strongsville, OH 44419

or her attorney

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

October 18, 25, November 1, 2022

**SHERIFF'S SALE**

**MONDAY**

**NOVEMBER 14, 2022 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. 2022-00967**

**BROCK & SCOTT, PLLC PLAINTIFF'S ATTORNEY**

**AUGUST 17, 2022 LEVIED ON THE FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) CAROLYN M. BANDY AND FAITH A. BANDY IN AND TO:**

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

On the North of Meek Street; on the East by North Fourth Avenue; on the South by land now formerly of Irma O'Malley; and on the West by land now or formerly of Axe. Having frontage on said Meek Street of Thirty-two and Five tenths (32.5) feet and extending southwardly of an irregular width, a distance of One Hundred Eleven (111) feet.

Being the same piece or parcel of land conveyed to Mary T. Jones, by deed of Ruth K. Zolnier, widow, dated July 3, 2001 and recorded July 17, 2001 at 2001 D R 11679, records of Mercer County, Pennsylvania.

**BEING THE SAME PREMISES** which Mary T. Jones and Carolyn M. Bandy, tenants in common, by Deed dated 05/16/2005 and recorded 06/01/2005 in the Office of the Recorder of Deeds in and for the County of Mercer as Deed Instrument No. 2005-008399, granted and conveyed unto Carolyn M. Bandy and Faith A. Bandy, in fee.

Tax Parcel: 2 N 15

Premises Being: 454 Meek Street, Sharon, PA 16146

JUDGMENT - \$ 35,812.17

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) CAROLYN M. BANDY AND FAITH A. BANDY AT THE SUIT OF THE PLAINTIFF U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED**

**ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7**

**WRIT OF EXECUTION**

**NO. 2022-00819**

**DAVID W. RAPHAEL PLAINTIFF'S ATTORNEY**

**JULY 13, 2022 LEVIED ON THE FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) SARAH E. FOSTER IN AND TO:**

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, County of Mercer, and Commonwealth of Pennsylvania, being known as Lot Number Sixteen (16) in F.M. Hull's Second Addition, and being more particularly bounded and described as follows:

On the North by Jones Way; on the East by an alley; on the South by Delaware Avenue; and on the West by Lot now or formerly of Vaughn Radford. Having a frontage of fifty-five (55) feet on Delaware Avenue, and extending back of uniform width, for a distance of 125 feet to Jones Way.

**BEING** the same premises conveyed by Sandra G. Roberts, an unmarried widow, by a certain Deed dated November 12, 2009, recorded December 9, 2009 in the Recorder of Deeds of Mercer County at Instrument No. 2009-00013194.

**HAVING** erected thereon a dwelling commonly known and 425 Delaware Street, Sharon, PA 16146.

Tax Parcel No: 2-Q-38.

Seized and taken in execution as the property of Sarah E. Foster.

JUDGMENT - \$ 35,569.22

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) SARAH E. FOSTER AT THE SUIT OF THE PLAINTIFF FIRST NATIONAL BANK OF PENNSYLVANIA**

**WRIT OF EXECUTION**

**NO. 2022-01221**

**HLADIK ONORATO & FEDERMAN LLP PLAINTIFF'S ATTORNEY**

**AUGUST 9, 2022 LEVIED ON THE FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) PAUL M. PAQUET IN AND TO:**

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

**BEGINNING** at a point in the center line of State Route 2004, also, known as Millburn Road, on line of land of C.E. Curry; thence South seventy-one degrees no minutes forty seconds West (S 71 deg. 00 min. 40 sec. W) along the center line of said road for a distance of thirty-six and ninety-eight one-hundredths (36.98) feet to a point; thence South sixty three degrees sixteen minutes twenty-three seconds West (S 63 deg. 16 min. 23 sec. W) along the center line of said road for a distance of two hundred seventy-seven

and two one-hundredths (277.02) feet to a point; thence North no degrees fifty-nine minutes seven seconds East (N 0 deg. 59 min. 07 sec. E) along Lot No 9, through an iron pin set in the northern right of way line of said Route 2004, for a distance of five hundred fifty-one and six one-hundredths (551.06) feet to a point, an iron pin; thence North seventy-one degrees fifteen minutes thirty-eight seconds East (N 71 deg. 15 min. 38 sec. E) along Lot No, 9 for a distance of two hundred ninety-seven and forty-five one-hundredths (297.45) feet to a point, an iron pin; thence south no degrees fifty-nine minutes seven seconds West (S 0 deg. 59 min. 07 sec. W) along land of C.E. Curry for a distance of five hundred ten (510.00) feet, through an iron pin set in the northern right of way line of said Millburn Road, to a point in the center line of said road, the place of beginning; containing three and thirty-nine one-hundredths (3.39) acres of land according to survey of Greenmeadow II by John E. Duschek, P.S. dated July 14, 1996, and recorded in the Recorder's Office of Mercer County, Pennsylvania, at 96 PL 12439-156, being Lot No. 8 therein.

**BEING THE SAME PREMISES** which Paul M. Paquet and Marion L. Paquet, husband and wife, by Deed dated March 27, 1997 and recorded on April 2, 1997, in the Mercer County Recorder of Deeds Office at Deed Book Volume 232 at Page 2416, granted and conveyed unto Paul M. Paquet.

Being Known as 471 Millburn Road, Mercer, PA 16137

Parcel I.D. No. 29 203 026 008

JUDGMENT - \$239,595.14

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) PAUL M. PAQUET AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF AMERICAN HOMEOWNER PRESERVATION TRUST SERIES 2015A+**

**WRIT OF EXECUTION**

**NO. 2020-00567**

**MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY**

**AUGUST 5, 2022 LEVIED ON THE FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) GEORGE COAST, IV, AKA GEORGE L. COAST, IV IN AND TO:**

All that certain piece or parcel of land known as Lot No. 4 in the J. A. Wright's Plan of Lots located in Sharon, Mercer County, Pennsylvania, and being more particularly bounded and described as follows:

On the North by Columbia Street;

On the East by Lot No. 5 in the J. A. Wright's Plan of Lots now or formerly of James Connelly;

On the South by a fifteen (15) foot alley; and

On the West by Lot No. 3 in said Plan of lots now or formerly of John Lavin.

Said lot having a frontage of fifty (50) feet

on Columbia Street and extending in depth to the South one hundred forty-three (143) feet to an alley.

Said plan of lots being recorded in Mercer County Plan Book 3, page 63.

**SUBJECT PROPERTY ADDRESS:** 515 Columbia Street, Sharon, PA 16146

Being the same property conveyed to George L. Coast IV who acquired title by virtue of a deed from Jacob W. Perna, single and unmarried, dated January 19, 2006, recorded February 2, 2006, at Instrument Number 2006-00001788, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

**SUBJECT TAX PARCEL ID:** 3 F 16

JUDGMENT - \$ 30,917.15

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) GEORGE COAST, IV, AKA GEORGE L. COAST, IV AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.**

**WRIT OF EXECUTION**

**NO. 2022-01160**

**MANLEY DEAS KOCHALSKI LLC PLAINTIFF'S ATTORNEY**

**AUGUST 25, 2022 LEVIED ON THE FOLLOWING**

**ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) KRISSY A. MONTANA AND MICHAEL H. MONTANA IN AND TO:**

All that certain piece or parcel of land situate in the Borough of Clark, County of Mercer and State of Pennsylvania, and being Lot No. 3 of the Paul A. Mattocks Plan of Lots as recorded in Plan Book 22, page 31, Mercer County Records, said lot being more particularly described as follows:

Commencing at a point in the centerline of Legislative Route 320, which point is the southwest corner of the land herein described; thence North 17 degrees 26 feet East along the east line of Lot No. 2 in said Plan, a distance of 330.1 feet to a point; thence from said point South 66 degrees 59 feet East, a distance of 100.5 feet to a point; thence from said point South 17 degrees 26 feet West, a distance of 320 feet to a point in the centerline of Legislative Route 320; thence along the centerline of Legislative Route 320 North 72 degrees 33 feet 33.2 inches West, a distance of 91.8 feet to a point in the centerline of Legislative Route 320; thence continuing along the centerline of Legislative Route 320, a distance of 90.8 feet to the place of beginning.

**SUBJECT PROPERTY ADDRESS:** 2718 Lake Road, Clark, PA 16113

Being the same property conveyed to Krissy A. Montana and Michael H. Montana, wife and husband who acquired title, with rights of survivorship, by virtue of a deed from Krissy A. Montana, married, dated April 24, 2015, recorded May 13, 2015, at Instrument Number 201500004442, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

**SUBJECT TAX PARCEL ID:** 51 401 006 003

JUDGMENT - \$134,873.81

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KRISSY A. MONTANA AND MICHAEL H. MONTANA AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

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

STERN & EISENBERG PC  
PLAINTIFF'S ATTORNEY  
AUGUST 9, 2022 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° 43' West, 328.1 feet to a stake; thence by lands of same, North 39° 17' West, 240.3 feet to a stake; thence by lands of same, North 20° 43' East, 397 feet to a point in the center of said public road; thence by the center of said public road, South 53° 17' East, 250 feet to the place of beginning, Containing Two (2) acres of land, Strict measure.

UNDER AND SUBJECT TO, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record in Mercer County, PerinsylVania, all visible easements, municipal zoning ordinances, building codes, laws, ordinances or governmental regulations relating to sewage disposal and all laws, ordinances and regulations relating to subdivisions.

The improvements thereon being known as 1724 Mercer Grove City Road, Mercer, Pennsylvania 16137.

PARCEL NO.: 06-191-063

BEING the same premises which DAVID G. KNEPPER by Deed dated 09/07/2018 and recorded in the Office of Recorder of Deeds of Mercer County on 09/07/2018 at Book/ Page and Instrument #2018-00008064 granted and conveyed unto DAVID G. KNEPPER, INDIVIDUALLY, AND DAVID G. KNEPPER AS ADMINISTRATOR FOR THE ESTATE OF CHERYL A. FILER-KNEPPER, DECEASED.

JUDGMENT - \$160,819.00

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 LEGAL TITLE TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V

**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.- Oct. 18, 25, Nov. 1, 2022