

# Mercer County Law Journal

Digital Edition

February 11, 2025

VOL. 40 - ISSUE 6

(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

**ADAMS, JOAN M. a/k/a ADAMS, JOAN T. 2025-58**

Late of Liberty Twp., Mercer Co., PA  
Executrix: Robin A. Bruck, 507 North Liberty Road, Grove City, PA 16127  
Attorney: Timothy McNickle  
MCLJ – February 11, 18, 25, 2025

**FLAHERTY, LINDA M. 2025-59**

Late of Hermitage, Mercer Co., PA  
Executor: Larry W. Auchter, 164 Stonepile Road, New Wilmington, PA 16142  
Attorney: Robert D. Clark, Jr., 201 N. Market St., New Wilmington, PA 16142  
MCLJ – February 11, 18, 25, 2025

**GRINNELL, BARBARA E. 2025-62**

Late of Perry Twp., Mercer Co., PA  
Executrix: Jennifer Granahan, 694 Greenville Sheakleyville Road, Hadley, PA 16130  
Attorney: Jason Dibble  
MCLJ – February 11, 18, 25, 2025

**HECKATHORN, CYNTHIA a/k/a HECKATHORN, CYNTHIA M. 2025-60**

Late of Pine Twp., Mercer Co., PA  
Executor(s): Michael Heckathorn, 700 Leesburg Station Road, Volant, PA 16156;  
Keith Heckathorn, 644 East Main Street Ext., Grove City, PA 16127  
Attorney: Amy Molloy  
MCLJ – February 11, 18, 25, 2025

**KOVACH, JOHN W. a/k/a KOVACH, JOHN WALTER a/k/a KOVACH, JOHN 2025-66**

Late of Delaware Twp., Mercer Co., PA  
Executor: Gerald Kovach, 630 Chesapeake Court, Hermitage, PA 16148  
Attorney: Michael S. Barr  
MCLJ – February 11, 18, 25, 2025

**McKELVEY, DAWN ALLISON 2024-513**

Late of Pine Twp., Mercer Co., PA  
Administrator: Daniel J. Edmonds, 847 Enterprise Road, Grove City, PA 16127  
Attorney: Joseph J. Nash, Esq., P.O. Box 673, Slippery Rock, PA 724-406-0616  
MCLJ – February 11, 18, 25, 2025

**SCOTT, MARY T. a/k/a SCOTT, MARY 2024-576**

Late of Hempfield Twp., Mercer Co., PA  
Administratrix: Jacqueline N. Hovis, P. O. Box 63, Stoneboro, PA 16153

Attorney: Amy E. Molloy  
MCLJ – February 11, 18, 25, 2025

### SECOND PUBLICATION

**BOMBARDIERI, PATRICIA A. a/k/a BOMBARDIERI, PATRICIA 2025-57**

Late of Hermitage, Mercer Co., PA  
Executrix: Brittany Nicole Bombardieri a/k/a Brittany Nicole Shebeck, 320 Rexford Drive, Hermitage, PA 16148  
Attorney: K. Jennifer Muir  
MCLJ – February 4, 11, 18, 2025

**CLOWES, ALICE J. a/k/a CLOWES, ALICE JEAN 2025-49**

Late of Hermitage, Mercer Co., PA  
Executor: Donald E. Clowes, 3978 Edinburgh Drive, Austintown, OH 44511  
Attorney: Roger R. Shaffer Jr.  
MCLJ – February 4, 11, 18, 2025

**FREEMAN, HELEN M. a/k/a FREEMAN, HELEN D. a/k/a FREEMAN, HELEN 2025-56**

Late of Pine Twp., Mercer Co, PA  
Executrix: Ann D. Brandt a/k/a Ann J. Brandt a/k/a Ann Brandt, 425 Greenville Ave., Mercer, PA 16137  
Attorney: James A. Stranahan, IV  
MCLJ – February 4, 11, 18, 2025

**HOLIGA, DOROTHY a/k/a HOLIGA, DOROTHY H. 2025-32**

Late of Transfer, Mercer Co., PA  
Executrix: Lynne M. Holiga, 437 Crestview Dr., Transfer, PA 16154 (724) 866-4947  
Attorney: None  
MCLJ – February 4, 11, 18, 2025

**PAPAY, GAYNELL M. A/K/A PAPAY, GAYNELL 2025-41**

Late of Hermitage, Mercer Co., PA  
Executrix: Martha Stover, P O Box 112, 345 Terry Lane, West Hickory, PA 16370  
Attorney: Wade M. Fisher  
MCLJ – February 4, 11, 18, 2025

**SHAFFER, JEFFREY MARC a/k/a SHAFFER, JEFFREY MARC a/k/a SHAFFER, JEFFREY M. 2025-36**

Late of Hermitage, Mercer Co., PA  
Executor: Jacob Shaffer, 998 Woodland Road, Sharpsville, PA 16150  
Attorney: William G. McConnell, Jr.  
MCLJ – February 4, 11, 18, 2025

**ZOCCOLE, BRIAN KEITH a/k/a ZOCCOLE, BRIAN K. 2025-50**

Late of S. Pymatuning Twp., Mercer Co., PA  
Administratrix: Karen Lynn Zoccole, 89 Buckeye Drive, Sharpsville, PA 16150  
Attorney: K. Jennifer Muir  
MCLJ – February 4, 11, 18, 2025

### THIRD PUBLICATION

**ADAMS, GARY D. 2024-792**

Late of Grove City Boro, Mercer Co., PA  
Executor: Gary Forsythe, 425 West Washington Blvd., Grove City, PA 16127  
Attorney: Timothy R. Bonner

MCLJ - January 28, February 4, 11, 2025

**BALACH, ROBERT A. a/k/a BALACH, ROBERT ALLEN 2025-25**

Late of Hermitage, Mercer Co., PA  
Executrix: Yvonne Sylvester, 5805 Miravista Way, Hoschton, GA 30548  
Attorney: Jennifer Muir  
MCLJ - January 28, February 4, 11, 2025

**CLINE, SHIRLEY M. 2025-33**

Late of Pine Twp., Mercer Co., PA  
Executor: Jack W. Cline, 105 Arnold Palmer Dr., Grove City, PA 16127  
Attorney: Jack W. Cline  
MCLJ - January 28, February 4, 11, 2025

**CROSBY, DONNA a/k/a CROSBY, DONNA LOUISE a/k/a CROSBY, DONNA L. 2025-34**

Late of Sharon, Mercer Co., PA  
Executrix: April Crosby a/k/a April Williams, 497 Curtis Street, Sharon, PA 16146  
Attorney: Chester Scholl, Jr.  
MCLJ - January 28, February 4, 11, 2025

**DeBLASE, PATRICIA ELAINE a/k/a DeBLASE, PATRICIA E. a/k/a DeBLASE PATRICIA 2025-31**

Late of Sharon, Mercer Co., PA  
Administrator/Administratrix: Anthony DeBlase, 7805 Chestnut Street, Masury, OH 44438; Kimberly Greene, 705 Thorton Street, Sharon, PA 16146  
Attorney: James Goodwin  
MCLJ - January 28, February 4, 11, 2025

**DRENNEN, DON A. III, a/k/a DRENNEN, DON 2025-7**

Late of Pymatuning Twp., Mercer Co., PA  
Executrix: Suzanne Marie Roberts, 990 Stans Way SE, Warren, OH 44484  
Attorney: Brock A. Meanor, Esq., 234 Beaver Street, Suite 2, Sewickley, PA 15143 (412) 259-8084  
MCLJ - January 28, February 4, 11, 2025

**FALCONI, JAMES a/k/a FALCONI, JAMES D. 2025-22**

Late of Farrell, Mercer Co., PA  
Administrator: John T. Falconi, 347 Victory Drive, Sharpsville, PA 16150  
Attorney: Robert J. Tesone  
MCLJ - January 28, February 4, 11, 2025

**MATTA, VIOLET R. a/k/a MATTA, VIOLET a/k/a MATTA, VIOLET M. 2025-20**

Late of Sharpsville Boro, Mercer Co., PA  
Executor: James B. Matta, 11711 Coopers Run, Strongsville, OH 44149  
Attorney: Wade M. Fisher  
MCLJ - January 28, February 4, 11, 2025

**PACELLO, MARGARET A. a/k/a PACELLO, MARGARET ANN 2025-26**

Late of Hermitage, Mercer Co., PA  
Executrix: Laurie A. Biblis, 3882 Windsor Court, Hermitage, PA 16148  
Attorney: Michael S. Barr  
MCLJ - January 28, February 4, 11, 2025

**RAKOCI, EUGENE G. a/k/a RAKOCI, EUGENE**

**GERALD a/k/a RAKOCI, EUGENE a/k/a RAKOCI, EUGENE C. 2025-19**

Late of Hermitage, Mercer Co., PA  
Administrator: Jason Rakoci, 2210 King Dr., Hermitage, PA 16148  
Attorney: Wade M. Fisher  
MCLJ - January 28, February 4, 11, 2025

**SVIRBLY, RILLA E. a/k/a SVIRBLY, RILLA 2025-21**

Late of Greenville Boro, Mercer Co., PA  
Executrix: Mary M. Svirbly, 638 Service Ave., Sharon, PA 16146  
Attorney: Robert J. Tesone  
MCLJ - January 28, February 4, 11, 2025

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF MERCER COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: 2024-03199

WELLS FARGO BANK, N.A., Plaintiff, vs.

Debbie Ann Thompson, as believed Heir and/or Administrator to the Estate of Charles W. Peterson; Unknown Heirs, and/or Administrators to the Estate of Charles W. Peterson, Defendants

TO: Unknown Heirs, and/or Administrators to the Estate of Charles W. Peterson

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Mercer County, Pennsylvania, docketed to No. 2024-03199, seeking to foreclose the mortgage secured by the real estate located at 16 Vance Street, Greenville, PA 16125.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE

Mercer County Bar Association  
P.O. Box 1302  
Hermitage, PA 16148  
(724) 342-3111  
Mercer County Lawyers' Referral Service  
c/o Mercer County Bar Association  
P.O. Box 1302  
Hermitage, PA 16148  
(724) 342-3111  
MCLJ - February 11, 2025

#### LEGAL NOTICE

NOTICE IS HEREBY GIVEN, WILLARD BURIAL SERVICE, INC. a Pennsylvania Business Corporation, has elected to voluntarily dissolve and wind up its operations. All persons and businesses having a claim or potential claim against the Corporation are advised as follows:

1. All claims must be presented in writing and must contain sufficient information reasonably to inform the Corporation of the identity of the claimant and the substance of the claim.
2. All claims must be mailed to: Willard Burial Service, Inc., P.O. Box 807, West Middlesex, PA 16159.
3. The deadline to submit a claim is 60 days from this notice.
4. Any claim not received within 60 days of the date of this notice may be barred.
5. The Corporation may make distributions to other claimants and to shareholders of the Corporation without further notice to any claimant.

William G. McConnell, Jr., Esquire  
McConnell Law Firm, LLC  
3547 East State Street  
Hermitage, PA 16148  
MCLJ - February 11, 18, 2025

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

Notice is hereby given that the following Accounts of Executors, Administrators, Guardians and Trustees, have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Mercer County, Pennsylvania. If no exceptions/objections are filed thereto within twenty (20) days from **March 3rd, 2025**, 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

2024-253 Kurelko, Erik J., Sr. - AKA Kurelko, Erik John Sr., Kurelko, Erik Jon., Deceased; Kurelko, Maria L., Administratrix

2024-143 Samol, Loretta Jean - AKA Samol, L. Jean, Samol, Loretta J., Deceased; Samol, Ronald, Executor

MCLJ - February 4, 11, 18, 25, 2025

#### SHERIFF'S SALE

MONDAY  
MARCH 10, 2025  
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. 2023-3374

BROCK & SCOTT, PLLC  
PLAINTIFFS ATTORNEY  
NOVEMBER 25, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) MATTHEW MCCORMICK, IN HIS CAPACITY AS HEIR OF LYNETTE E. MCCORMICK, DECEASED; LAURA LYN MURRAY, IN HER CAPACITY AS HEIR OF LYNETT E. MCCORMICK, DECEASED; CODY FRAZIER, IN HIS CAPACITY AS HEIR OF LYNETT E. MCCORMICK, DECEASED; UNKNWON HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LYNETT E. MCCORMICK, DECEASED IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in South Pymatuning Township, Mercer County, Pennsylvania, being more particularly bounded and described as follows:

ON THE NORTH by land now or formerly of John Davis, formerly of John W. Lee; On the East by land now or formerly of Mary Toth, formerly of P. Dunham; On the South by land now or formerly of John DeAngelo, formerly of George Moyer, and On the West by the Sharpsville-Orangeville Road.

PARCEL NO. 28-300-244

BEING the same premises which Anne E. Goral, widow and unmarried, by Corrective Deed dated 10/20/2000 and recorded 11/14/2000 in the Office of the Recorder of Deeds in and for the County of Mercer in Deed Book 1340 Page 629, granted and conveyed unto Daphne M. Simkins.

Being the same premises which Daphne M. Simkins, by Deed dated 01/26/2015 and recorded 03/23/2015, in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument No. 2015-00002640, granted and conveyed unto Lynnett E. McCormick, in fee.

AND the said Lynnett E. McCormick has departed this life on or about 08/05/2022, thereby vesting title of the mortgaged premises unto Unknown Heirs, Matthew McCormick, Cody Frazier, and Laura Lyn Murray.

Tax Parcel: 28-300-244

Premises Being: 2748 Tamarack Dr, Sharpsville, PA 16150

LOCATION - 2748 Tamarack Drive, Sharpsville pa 16150

JUDGMENT - \$96,491.15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) MATTHEW MCCORMICK, IN HIS CAPACITY AS HEIR OF LYNETTE E. MCCORMICK, DECEASED; LAURA LYN MURRAY, IN HER CAPACITY AS HEIR OF LYNETT E. MCCORMICK, DECEASED; CODY FRAZIER, IN HIS CAPACITY AS HEIR OF LYNETT E. MCCORMICK, DECEASED; UNKNWON HEIRS, SUCCESSORS, ASSIGNS, AND ALL

PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LYNETT E. MCCORMICK, DECEASED AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

#### WRIT OF EXECUTION NO. 2024-2374

BROCK & SCOTT, PLLC  
PLAINTIFF'S ATTORNEY  
NOVEMBER 25, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) REBECCA SCOTT. ADMINISTRATIX OF THE ESTATE OF THOMAS WILLIAM SCOTT, DECEASED IN AND TO:

Tax Id Number(s): 27 184 168

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

BEGINNING AT A POINT ON THE NORTH LINE OF A PUBLIC ROAD LEADING FROM WEST MIDDLESEX TO HUBBARD, WHICH SAID POINT IS NINETY (90) FEET WESTWARDLY FROM THE SOUTHEAST CORNER OF THE LARGER TRACT FROM WHICH THE LAND HEREIN DESCRIBED IS TAKEN;

THENCE RUNNING NORTH BY A LINE PARALLEL WITH THE LINE OF LAND NOW OR FORMERLY OF EUGENE FEDDERS AND JANE FEDDERS TO THE NORTH LINE OF SAID LARGER TRACT WHICH SAID LINE IS THE DIVIDING LINE BETWEEN LAND NOW OR FORMERLY OF THE GRANTORS AND LAND OF FRANK MAHAN;

THENCE WESTWARDLY ALONG THE LINE OF LAND NOW OR FORMERLY OF FRANK MAHAN, ONE HUNDRED (100) FEET TO A POINT;

THENCE SOUTHWARDLY BY A LINE PARALLEL TO THE EAST LINE OF THE LAND HEREIN CONVEYED TO A POINT IN THE LINE OF SAID PUBLIC ROAD;

THENCE EASTWARDLY ALONG THE LINE OF SAID PUBLIC ROAD, ONE HUNDRED (100) FEET TO THE PLACE OF BEGINNING.

SAID LAND MAY ALSO BE DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY LAND NOW OR FORMERLY OF FRANK MAHAN;

ON THE EAST BY LAND NOW OR FORMERLY OF FEDDERS;

ON THE SOUTH BY A PUBLIC HIGHWAY; AND

ON THE WEST BY LAND NOW OR FORMERLY OF LAWRENCE.

HAVING A FRONTAGE ON SAID HIGHWAY OF ONE HUNDRED (100) FEET, AND EXTENDING BACK NORTHWARDLY, OF EVEN WIDTH, TO SAID LAND NOW OR FORMERLY OF MAHAN.

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 which Shirley Jones Scott, by Deed dated 06/23/2011 and recorded 06/30/2011 in the Office of the Recorder of Deeds in and for the County of Mercer, in Deed Instrument No. 2011 -00006379, granted and conveyed unto Thomas William Scott, in fee.

AND the said Thomas William Scott, has departed this life on or about 03/04/2024, thereby vesting title of the mortgaged premises unto Rebecca Scott.

Tax Parcel: 27 184 168

Premises Being, 3332 HUBBARD MIDDLESEX RD, West Middlesex, PA 16159

LOCATION - 3332 HUBBARD MIDDLESEX ROAD, WEST MIDDLESEX PA 16159

JUDGMENT - \$96,834.63

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) REBECCA SCOTT, ADMINISTRATIX OF THE ESTATE OF THOMAS WILLIAM SCOTT, 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. 2024-1974

MANLEY DEAS KOCHALSKI LLC  
PLAINTIFF'S ATTORNEY  
NOVEMBER 26, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) UNKNOWN HEIRS, AND/OR ADMINISTRATORS OF THE ESTATE OF GERALD J. GARHART IN AND TO:

The land hereinafter referred to is situate in the City of Sharon, County of Mercer, State of PA, and is described as follows:

All that certain piece or parcel of land situate in the City of Sharon, County of Mercer, Commonwealth of Pennsylvania, being known as Lot Number Fifty-Three (53) and the North Four (4) feet of Lot Number Fifty-Four (54) in the Fred Myers Plan of Lots and being more particularly bounded and described as follows:

On the North by Lot Number Fifty-Two (52) in the said Fred Myers Plan of Lots, a distance of One Hundred Nineteen and Ninety-two Hundredths (119.92) feet; on the East by White Avenue, a distance of Fifty-Three (53) feet; on the South by the Southern portion of Lot Number Fifty-Four (54), a distance of One Hundred Nineteen and Seventy Hundredths (119.70) feet; and on the West by an alley, a distance of Fifty-Three (53) feet.

SUBJECT PROPERTY ADDRESS: 150 White Avenue, Sharon, PA 16146

Being the same property conveyed to Gerald J. Garhart who acquired title by virtue of a deed from Carolinn McNamara, Executrix of the Estate of Anne R. Garhart, deceased, dated June 10, 2003, recorded March 9, 2004, as Document ID 2004-003820, Reel 492 Frame 727, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 4AC22

LOCATION - 150 WHITE AVENUE, SHARON PA 16146

JUDGMENT - \$42,779.98

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF GERALD J. GARHART AT THE SUIT OF THE PLAINTIFF NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

**WRIT OF EXECUTION  
NO. 2022-1293**

VITTI LAW GROUP INC  
PLAINTIFF'S ATTORNEY  
NOVEMBER 27, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) DEBORA A. ZIMMERMAN IN AND TO:

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

BEGINNING at a point in the centerline of U.S. Route No. 19, also known as the Perry Highway, on line of land now or formerly of E. C. and Mary Hogue, being the north side of their driveway; thence North 4° 45' East, along the centerline of the Perry Highway, a distance of 270.00 feet to a point; thence North 89° 02' East, along land now or formerly of Ronald & Margaret L. Crouser, for a distance of 214.50 feet to an iron pin; thence South 4° 45' West, along land now or formerly of E.C. & Mary Hogue, for a distance of 270.00 feet to an iron pin; and thence South 89° 02' West, along the northern line of the driveway now or formerly of E.C. and Mary Hogue, for a distance of 214.50 feet to a point in the centerline of the Perry Highway.

CONTAINING 1.33 acres, according to survey of Angeline Kusmus Subdivision by Ronald B. Bittler, R.L.S., dated January 31, 1983 and recorded in the office of the Recorder of Deeds of Mercer County, Pennsylvania at 1983 PL 19.

BEING the same piece or parcel of land conveyed to Debora A. Zimmerman, by Deed of Michael Prokopczuk, single, dated April 26, 2001 and recorded May 17th, 2001 in the Recorder's Office of Mercer County, Pennsylvania at 01 DR 07606.

Tax Parcel I.D. #01-137-059  
District Control # 1-13690  
Property Address: 632 North Perry Highway, Mercer, PA 16137

LOCATION - 632 NORTH PERRY HIGHWAY, MERCER PA 16137

JUDGMENT - \$ 42,176.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) DEBORA A. ZIMMERMAN AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION  
NO. 2024-2271**

RAS CITRON LLC  
PLAINTIFF'S ATTORNEY  
DECEMBER 11, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) JAMES MOORE; LESLIE ANN MOORE A/K/A LESLIE MOORE A/K/A ANN LESLIE MOORE IN AND TO:

ALL that certain piece or parcel of land situate in the Borough of Greenville, Mercer County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING in the center of a 30 foot street; thence by an alley, South 87 1/2° West, 146 feet; thence by lands formerly owned by James Burnett, later by Bernard heirs, North 2 1/2° West, 120 feet; thence by land now or formerly of Monewick, North 87 1/2° East 146 feet to the center of the street; thence by the center of the said street, called Walnut Street, South 2 1/2° East, 120 feet to the place of beginning.

BEING KNOWN AS: 7 WALNUT ST GREENVILLE, PA 16125

PROPERTY ID: 55 508 011

TITLE TO SAID PREMISES IS VESTED IN JAMES MOORE AND LESLIE ANN MOORE, HUSBAND AND WIFE BY DEED FROM LESLIE ANN MOORE, DATED AUGUST 3, 2004 RECORDED AUGUST 5, 2004 IN BOOK NO. 510 PAGE 2688 INSTRUMENT NO. 2004-014006

LOCATION - 7 WALNUT STREET, GREENVILLE PA 16125

JUDGMENT - \$ 76,520.07

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) JAMES MOORE; LESLIE ANN MOORE A/K/A LESLIE MOORE A/K/A ANN LESLIE MOORE AT THE SUIT OF THE PLAINTIFF U.S. BANK TRUST COMPANY NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO THE BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSESTBACKED PASS-THROUGH CERTIFICATES, SERIES 2007-RP3

**WRIT OF EXECUTION  
NO. 2024-1788**

PIETRAGALLO GORDON ALFANO BOSICK & RASPANTI LLP  
PLAINTIFF'S ATTORNEY  
DECEMBER 11, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST BREST AND CLAIM OF THE DEFENDANT (S) KENNETH R. MYERS IN AND TO:

PARCEL ONE

ALL THAT CERTAIN lot, situate on the southerly side of West Main Street, In the Borough of Greenville, Mercer County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at the point Indicated by an Iron pin, which said pin is distant 164 feet measured along the southerly side of West Main Street westerly from the westerly line of lot now or formerly of Margaret Saylor; thence southerly by line parallel to the westerly line of lot now or formerly of Margaret Seytor, along land now or formerly of A.K. Keelen, a distance of 120 feet to an Iron pin; thence westerly by line parallel to West Main Street along land now or formerly of A. K. Keelan, a distance of 43 feet to an iron pin; thence northerly by line parallel to easterly line of lot hereby conveyed, along land now or formerly of A. K. Keelan, a distance of 120 feet to an Iron pin on the southerly side of West Main Street; thence easterly along the southerly side of West Main Street, a distance of 43 feet to an Iron pin, the

place of beginning.

PARCEL TWO

ALL THAT CERTAIN piece or parcel of land situate In the Borough of Greenville, Mercer County, Pennsylvania, and as is recorded in the Recorder's Office of Mercer County, Pennsylvania, In Plan Book 81, Page 193, and being more particularly bounded and described as follows:

BEGINNING at an Iron pin located on the southern right-of-way line of West Main Street, said Iron pin being the northeast corner of lands now or formerly of Paul F. Mealy, et ux; thence South 5 degrees 44 minutes West, a distance of 120 feet along lands of Mealy, to an Iron pin, said Iron pin being the northeast corner of the land herein described; thence South 5 degrees 44 minutes West, a distance of 80 feet along lands now or formerly of Mary Olivia Bost to an Iron pin; thence North 84 degrees 36 minutes West, a distance of 43 feet along other lands now or formerly of Hiram A. Bost, et ux, to an Iron pin; thence North 5 degrees 44 minutes East, a distance of 80 feet along land now or formerly of George P. and Anna M. Leskovic to an iron pin; thence South 84 degrees 36 minutes East, along other lands of Mealy, a distance of 43 feet to an Iron pin, said Iron pin being the northeast corner of the land herein described and being the point and place of beginning of the parcel herein described.

Subject to any restrictions, easements. and/or adverbs that pertain to this property.

BEING the same land conveyed to Kenneth R. Myers by Deed dated October 7, 2010 and recorded in Mercer County Deed Book Instrument No. 2010-00010316.

LOCATION - 122 WEST MAIN STREET, GREENVILLE PA 16125

JUDGMENT - \$ 44,088.51

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT (S) KENNETH R. MYERS AT THE SUIT OF THE PLAINTIFF GREENVILLE SAVINGS BANK

**WRIT OF EXECUTION  
NO. 2023-863**

MANLEY DEAS KOCHALSKI LLC  
PLAINTIFF'S ATTORNEY  
DECEMBER 11, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT (S) ROBERT H. LEMKE, JR.; KAYLA R. LEMKE IN AND TO:

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

Beginning at a point on the south side of Sherrard Avenue, which is distant 239.23 feet easterly along the south side of Sherrard Avenue from Columbia Avenue; thence south 0 degrees 29' east 190 feet to lands now or formerly of Albert and William Saul; thence south 89 degrees 19' west by lands now or formerly of Saul, 50 feet; thence north 0 degrees 29' west 190 feet to Sherrard avenue; thence north 89 degrees 19' east along the south side of Sherrard avenue, 50 feet to the place of beginning. being a 50 foot strip off the east end of lots nos. 24 and 25 in Stewart's addition to Greenville, subdivision No. 2 as

recorded in the Office of the Recorder of Deeds of Mercer County, in Deed Book N, Volume 6, Page 638.

SUBJECT PROPERTY ADDRESS: 3 Sherrard Avenue, Greenville, PA 16125

Being the same property conveyed to Robert H. Lemke, Jr. and Kayla R. Lemke, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Matthew J. Kokoski and Amanda J. Kokoski, husband and wife, dated June 11, 2015, recorded June 26, 2015, at Document ID 2015-00006150, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 55 533 064

LOCATION - 3 SHERRARD AVENUE, GREENVILLE PA 16125

JUDGMENT - \$ 82,463.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ROBERT H. LEMKE, JR.; KAYLA R. LEMKE AT THE SUIT OF THE PLAINTIFF WELLS FARGO BANK, N.A.

**WRIT OF EXECUTION  
NO. 2024-2441**

MANLEY DEAS KOCHALSKI LLC  
PLAINTIFF'S ATTORNEY  
DECEMBER 11, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) ERIC C. ENGSTROM, AKA ERIC CARL ENGSTROM IN AND TO:

All that certain piece or parcel of land, having dwelling house erected thereon, situate in the Borough of Greenville, Mercer County, Pennsylvania, being more particularly bounded and described as follows:

Bounded on the North by Rooney street; on the East by lands now or formerly of Dominic Giardina; on the South by an alley; and on the West by lands now or formerly of Cyril Marshall, having a frontage of twenty-five (25) feet, six (6) inches on Rooney Street and extending southerly of uniform width a distance of one hundred ten (110) feet to said alley.

Being the westwardly eighteen and one half (18 1/2) feet of lot No. Fifteen (15) and the easterly seven (7) feet of Lot No. Seven (7) of the Rooney Plan of Lots as plotted by A.D. Gillespie.

SUBJECT PROPERTY ADDRESS: 8 Rooney Street, Greenville, PA 16125

Being the same property conveyed to Eric Carl Engstrom a/k/a Eric C. Engstrom, single who acquired title by virtue of a deed from Eric Carl Engstrom a/k/a Eric C. Engstrom and Jaime Lee Engstrom a/k/a Jaime L. Engstrom, formerly husband and wife, both single, dated September 24, 2021, recorded September 27, 2021, at Document ID 2021-00010720, Office of the Recorder of Deeds, Mercer County, Pennsylvania.

SUBJECT TAX PARCEL ID: 55 509 007

LOCATION - 8 ROONEY STREET, GREENVILLE PA 16125

JUDGMENT - \$ 24,808.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ERIC C. ENGSTROM, AKA ERIC CARL ENGSTROM AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION  
NO. 2024-1652**

PURCELL KRUG & HALLER

PLAINTIFF'S ATTORNEY  
NOVEMBER 18, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) ROBERTA J. SER AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 more particularly bounded and described as follows:

BEGINNING at the southeast corner of land now or formerly of Ralph A. Ryan and Anna Ryan, which said point is on the West side of Wengler Avenue; thence running in a southerly direction along said Wengler Avenue southwardly, a distance of 48.00 feet; thence running in a southwesterly direction, a distance of 324.30 feet to a point on the East side of an alley; thence running in a northerly direction along the East side of said alley, a distance of 48.00 feet to a point at the southwest corner of land now or formerly of Ralph A. Ryan, et ux; thence running along said southerly line now or formerly of Ryan, eastwardly, a distance of 319.24 feet to the place of beginning.

Pursuant to a survey of Carl M. Snyderwine, registered surveyor, dated April 5, 1995, the more accurate description by which the property shall be hereinafter described is as follows:

BEGINNING at the southeast corner of land now or formerly of Ralph A. Ryan and Anna Ryan, which said point is on the West side of Wengler Avenue; thence South 2° 0' 00" East along Wengler Avenue, a distance of 48.00 feet; thence South 88° 49' 16" West along land now or formerly of Regis, a distance of 316.66 feet to a point on the East side of an alley; thence North 2° 44' 00" West along the east side of said alley, a distance of 48.00 feet to a point at the southwest corner of land now or formerly of Ralph A. Ryan, et ux; thence North 88° 49' 08" East along land now or formerly of Ralph A. Ryan, et ux, a distance of 317.27 feet to the place of beginning.

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.

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.

HAVING ERECTED THEREON A RESIDENTIAL DWELLING KNOWN AND NUMBERED AS: 124 WENGLER AVENUE, SHARON, PA 16146

Parcel #: 4-AA-16  
Control #: 071-031970

BEING THE SAME PREMISES WHICH Matthew R. Torr, by Deed dated July 21, 2022 and recorded August 2, 2022 in the Office of the Recorder of Deeds in and for Mercer County, Pennsylvania to File No. 2022-00007353, granted and conveyed unto Roberta J. Ser.

TO BE SOLD AS THE PROPERTY OF ROBERTA J. SER UNDER MERCER COUNTY JUDGMENT

NO. 2024-1652

LOCATION - 124 WENGLER AVENUE, SHARON PA 16146

JUDGMENT - \$ 83,741.29

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ROBERTA J. SER AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AT THE SUIT OF THE PLAINTIFF PENNSYLVANIA HOUSING FINANCE AGENCY

**WRIT OF EXECUTION  
NO. 2024-1117**

WILLIAM J MODER III  
PLAINTIFF'S ATTORNEY  
DECEMBER 13, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) KYLE J. AUSTIN 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. 1-A in the Final Resubdivision of Lot No. 7 of the Leah H. Stoves Plan of Lots in Sharon, Mercer County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West line of Stambaugh Avenue. said point being the Northeast corner of the land herein conveyed; thence South along the West line of Stambaugh Avenue a distance of 50.7 feet to an iron pin; thence North 89° 23' 11" West a distance of 130.00 feet to the East side of a 15-foot alley; thence due North a distance of 48.4 feet to an iron pin; thence North 89° 36' East a distance of 130.00 feet to the place of beginning.

BEING AND INTENDED TO BE the same land conveyed to Happy Toad Enterprises, LLC, by Deed of Bayview Loan Servicing, LLC, dated November 21 2018, and recorded December 4, 2018, in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at Instrument No. 2018-00010879. See also Article of Agreement between Happytoad Enterprises LLC and Kyle J. Austin dated January 12, 2021 and recorded January 12, 2021 in the Office of the Recorder of Deeds of Mercer County, Pennsylvania at instrument No. 2021-00000377.

LOCATION: 930 Stambaugh Avenue. Sharon, PA 16146

IMPROVEMENTS: 2 Story Residential dwelling in fair repair.

LOCATION - 930 STAMBAUGH AVENUE, SHARON PA 16146

JUDGMENT - \$ 22,138.75

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) KYLE J. AUSTIN AT THE SUIT OF THE PLAINTIFF HAPPYTOAD ENTERPRISES, LLC

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

LEOPOLD & ASSOCIATES PLLC  
PLAINTIFF'S ATTORNEY  
DECEMBER 23, 2024  
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 of 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.

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

BEING known as Parcel Number 31 068 110.

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/KA/ THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-2

**WRIT OF EXECUTION  
NO. 2024-1404**

HLADIK ONORATO & FEDERMAN LLP  
PLAINTIFF'S ATTORNEY  
DECEMBER 26, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) ADRIAN N. SEARLE A/K/A ADRIAN SEARLE AND STEPHEN D. SEARLE A/K/A STEPHEN SEARLE IN AND TO:

ALL THAT CERTAIN piece or parcel of land situate in the City of Sharon, Mercer County, Pennsylvania, being the Southern seven and forty hundredths (7.40') feet of Lot No. 163 and all of Lot No. 164 in the Forest Hills Section of the Elmhurst Allotment, as recorded in the Recorder's Office of Mercer County, Pennsylvania in Plan Book 5, Page 78, and being bounded and described as follows:

ON the North by the remaining portion of said Lot No. 163, a distance of one hundred thirty-four and eighty-seven hundredths (134.87') feet; on the East by Spencer Avenue, a distance of fifty-nine and fifty hundredths (59.50') feet; on the South by Lot No. 165 in said Plan, a distance of one hundred thirty-four and eighty-eight hundredths (134.88') feet; and on the West by the Federal Heights Plan of Lots, a distance of fifty-nine and fifty hundredths (59.50') feet.

BEING THE SAME PREMISES which Matthew T. Bower and Michelle L. Bower, husband and wife, by Deed dated June 1, 2007 and recorded on June 6, 2007, in the Mercer County Recorder of Deeds Office as Instrument No. 200700007622, granted and conveyed unto Stephen Searle and Adrian Searle, husband and wife.

Being Known as 844 Spencer Avenue, Sharon, PA 16146

Parcel I.D. No. 4AW57

Control No, 71-26310

LOCATION - 844 SPENCER AVENUE, SHARON PA 16146

JUDGMENT - \$ 91,674.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ADRIAN N. SEARLE A/K/A ADRIAN SEARLE AND STEPHEN D. SEARLE A/K/A STEPHEN SEARLE AT THE SUIT OF THE PLAINTIFF NATIONSTAR MORTGAGE LLC

**WRIT OF EXECUTION  
NO. 2023-3117**

FRIEDMAN VARTOLO LLP  
PLAINTIFF'S ATTORNEY  
DECEMBER 26, 2024  
LEVIED ON THE FOLLOWING

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

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

BEGINNING at a point on the North Line of Griswald Way, which said point is fifty-one (51) feet West line of Service Avenue; thence in a Northerly direction along the West line of land now or formerly of D.G. Bastress (which said line is parallel with Service Avenue), a distance of one hundred twelve (112) feet to other land of now or formerly of D.G. Bastress; thence extending westwardly along a line of parallel with Griswald Way, a distance of forty-five (45) feet; thence extending southwardly along a line parallel with Service Avenue, a distance of one hundred twelve (112) feet to the North line of Griswald Way; thence extending eastward along Griswald Way, a distance of forty-five (45) feet to the place of beginning.

BEING premises known and numbered 1279 Griswald Street, Sharon, PA 16146

Tax Parcel Number: 71-9870

BEING the same premises which Bruce A. Farnsworth, Also Known as Bruce Allen Farnsworth by Deed dated October 31, 2001, and recorded in the Official Records of Mercer County on November 1, 2001 in Deed Book Volume 377, Page 149, granted and conveyed unto Brian Currie, Single.

LOCATION - 1279 GRISWOLD STREET, SHARON PA 16146

JUDGMENT - \$ 79,735.60

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

**WRIT OF EXECUTION  
NO. 2023-1003**

SHNAYDER LAW FIRM LLC  
PLAINTIFF'S ATTORNEY  
DECEMBER 31, 2024  
LEVIED ON THE FOLLOWING

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE DEFENDANT(S) ROBERT D. GREGORY, KIM M. BREESE AND DEBRA J. BREESE IN AND TO:

All that certain piece or parcel of land situate in Village of Hadley, Perry Township, County of

Mercer and State of Pennsylvania, bounded and described as follows:

Bounded on the North by land now or formerly of Dale Gregory, formerly of Sam Powell; on the East by land of Dale Gregory and land of William Rockhill; on the South by a public road known as the road from Hadley to State Route No. 19; and on the West by land of Mrs. David Sell; and containing one (1) acre of land more or less.

Being the same land conveyed to Kim M. Breese and Debra J. Breese, husband and wife, by deed of Raymond H. Clark, Executor of the Last Will and Testament of Jesse M. Clark, deceased, said deed recorded on 07/31/1986 in the Recorder's Office of Mercer County, Pennsylvania, at Book 86DR, Page 7392.

Being the same land conveyed to Robert D. Gregory, by deed of Mercer County Tax Claim Bureau, said deed recorded on 01/12/2012 in the Recorder's Office of Mercer County, Pennsylvania, at Instrument # 2012-00000450.

BEING KNOWN AS 1179 FREDONIA RD, HADLEY, PA 16130

Parcel No.: 21310-044

LOCATION - 1179 FREDONIA ROAD, HADLEY PA 16130

JUDGMENT - \$ 19,609.22

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THE DEFENDANT(S) ROBERT D. GREGORY, KIM M. BREESE AND DEBRA J. BREESE AT THE SUIT OF THE PLAINTIFF DYCK-O'NEAL, INC

**TERMS OF SALE, MERCER COUNTY**

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

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

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

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

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

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

FOR THE EXPENSE OF THE RESALE AND THE DIFFERENCE IN THE PURCHASE PRICE IF THE RESALE PRICE IS LESS THAN THE ORIGINAL SALE PRICE.

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

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

MCLJ - February 11, 18, 25, 2025

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