

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022-30090

Issued out of the Court of Common Pleas of Butler County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Government Center in the Butler of Butler County of Butler, Commonwealth of Pennsylvania on:

**FRIDAY, MARCH 15, 2024**  
**AT 11:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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

BEGINNING at a point at the intersection of the center line of Township Road T-449 and the West line of lands of R. Hindman, said point being the Northeast comer of the herein described tract of land; thence South 35° 29' 30" East along the West line of lands of Hindman, a distance of 300 feet to a point, the Southeast comer; thence South 67° 24' West along line of lands of Hindman, a distance of 100 feet to a point; thence South 58° 03' West along line of lands of Hindman, a distance of 100 feet to a point; thence South 57° 27' West along line of lands of Hindman, a distance of 10 feet to a point, the Southwest comer; thence North 35° 29' 30" West, a distance of 300 feet to a point in the center line of Township Road T-449, the Northwest comer; thence North 57° 27' East along the center line of Township road T-449, a distance of 10 feet to a point; thence along the center line of Township Road T-449, North 58° 03' East, a distance of 100 feet to a point, thence continuing by the same, North 67° 24' East, a distance of 100 feet to a point, the place of beginning.

CONTAINING 1.40 acres as per survey of Lucas Engineering Company dated October 12,1970.

UNDER AND SUBJECT to all prior deeds, Easements, leases, conveyances, restrictions and reservations affecting the premises, if any.

BEING KNOWN AS: 308 STATE STREET, WEST SUNBURY, PA 16061

PROPERTY ID: 080-2F57-5DA-0000

TITLE TO SAID PREMISES IS VESTED IN ROBERT E. NEAL BY DEED FROM CLAIR L. GLENN AND PAULINE E. GLENN, HIS WIFE DATED 05/10/1994 RECORDED 05/11/1994 IN BOOK NO. 2431 PAGE 853. ROBERT E. NEAL DIED ON OR ABOUT 06/30/2016.

PROPERTY ADDRESS: 308 STATE STREET EXT, WEST SUNBURY, PA 16061

UPI / TAX PARCEL NUMBER: 080-2F57-5DA-0000

Seized and taken into execution to be sold as the property of JAMES H NEAL, JOHN NEAL, ANGELA GEIBEL, PAULA PAINTER, UNKNOWN HEIRS OF ROBERT E. NEAL, ROBERT E NEAL, STACY M RIDING in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II.

**TERMS OF SALE:** As soon as the property is sold to a third party purchaser, ten percent (10%) of the purchased price shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within Three (3) days, otherwise all money previously paid will be forfeited and the property will be resold at risk of the original bidder.

Attorney for the Plaintiff:  
RAS CITRON, LLC  
MOUNT LAUREL, NJ 1-855-225-6906

**MICHAEL T. SLUPE, Sheriff**  
**BUTLER COUNTY, Pennsylvania**