

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-30001

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:

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 lot or piece of ground situate in the Borough of Harmony, County of Butler and Commonwealth of Pennsylvania, being Lot No. 4 in the Abraham U. Flowers Plan of Lots, bounded and described as follows:

Beginning at an iron stake, corner of Flowers Avenue and Pittsburgh Street; thence West 140 feet along Flowers Avenue to a stake; thence North 43 feet along through the lands of Abraham U. Flowers to a stake; thence East 140 feet along through lands of Abraham U. Flowers to a stake on Pittsburgh Street; thence South 43 feet along Pittsburgh Street to an iron stake, the place of beginning.

The improvements thereon being known as 211 South Pittsburgh Street, Zelienople, Pennsylvania -16063

BEING KNOWN AS: 211 S PITTSBURGH ST ZELIENOPLE, PA 16063

PROPERTY ID: 420-S1-K25A-0000

TITLE TO SAID PREMISES IS VESTED IN DAVID E. SHAFFER AKA DAVID E. SHAFFER JR. AND HEIDI L SHAFFER, HUSBAND AND WIFE BY DEED FROM ERICH. HUY AND KAREN HUY, HUSBAND AND WIFE DATED AUGUST 4,2004 RECORDED AUGUST 26,2004 IN INSTRUMENT NO. 200408260028078

TO BE SOLD AS THE PROPERTY OF: DAVID E. SHAFFER AKA DAVID E. SHAFFER JR., AND HEIDI L. SHAFFER A/K/A HEIDI LYN SHAFFER

PROPERTY ADDRESS: 211 SOUTH PITTSBURGH STREET, ZELIENOPLE, PA 16063

UPI / TAX PARCEL NUMBER: 420-S1-K25A-0000

Seized and taken into execution to be sold as the property of DAVID E. SHAFFER A/K/A DAVID E. SHAFFER, JR., HEIDI L. SHAFFER A/K/A HEIDI LYN SHAFFER in suit of THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC..

**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