

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-30161

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 those two certain pieces, parcels or tracts of land Situate in Summit Township, Butler County, Pennsylvania, being bounded and described as follows:

First: Beginning at a point in the center of a public road, being Township Road T-622, at the Southwest corner of its intersection with property of now or formerly Margaret Baldauf; thence along lands of now or formerly Baldauf, North 2 degrees 17 minutes West 220 feet to a point on lands of now or formerly Margaret Baldauf and Parcel Second herein; thence along Parcel Second herein, South 32 degrees 17 minutes West 200 feet to a point in the road bed of existing Road T-622; thence along the line in the road bed of T-622 South 62 degrees 38 minutes 29 seconds East a distance of 110.41 feet to a point in the center of said public road, the place of beginning. And being a triangular shaped piece of ground with a two-story frame dwelling house thereon erected, and containing 0.25 acres as per survey of Greenough & Greenough, Inc. made for Gerald Schnur dated April 22, 1968.

Second: Beginning at a point at the Southwest corner of Parcel First herein; thence along a line in the roadway of T-622, a public highway, North 71 degrees 45 minutes 50 seconds West 9.82 feet to a point on other lands of now or formerly Willis R. Schnur, et ux.; thence along other lands of now or formerly Willis R. Schnur, et ux., North 25 degrees 01 minute 36 seconds East a distance of 283.08 feet to a point on line of lands of now of formerly Margaret Baldauf; thence along line of lands of now or formerly Baldauf, South 2 degrees 17 minutes West a distance of 90.56 feet to a point at the northernmost point of triangular lot, Parcel First herein; thence along Parcel First herein, South 32 degrees 17 minutes West a distance of 200 feet to a point in the said public road, the place of beginning. And containing 0.14 acres of land as per survey of Greenough & Greenough, Inc., made April 22, 1968, for Gerald Schnur.

BEING known and numbered as 177 Schnur Road, Butler, PA 16002

Being the same property conveyed to Ernest E. Schnur, no marital status shown who acquired title by virtue of a deed from Jean M. Schnur, sole surviving Trustee of the Schnur Family Trust, and Jean Schnur, widow, dated April 12, 2010, recorded April 16, 2010, at Instrument Number 201004160007821, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 290-1F98-A11A-0000, 290-1F98-A20B1-0000

PROPERTY ADDRESS: 177 SCHNUR ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 290-1F98-A11A-0000 290-1F98-A20B1-0000

Seized and taken into execution to be sold as the property of SARAH SCHNUR, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ERNEST E. SCHNUR, UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF ERNEST E. SCHNUR in suit of KEYBANK, NA, S/B/M FIRST NIAGARA BANK, NA.

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:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania