

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30090

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, NOVEMBER 17, 2023
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 lot of land situate in the Township of Winfield, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point at the Northwest corner of the herein described lot, said point being common to land formerly of F. McEwen and land now or formerly of C. W. Patincr, now land of G. Suran, said place of beginning being located North 84 degrees 03' East, 687.6 feet from land now or formerly of J. Miller; thence along land of Suran, North 84 degrees 03' East, 200 feet to a point; thence along land of Suran, South 2 degrees East, 242.5 feet to a point in the center line of the Winfield Road; thence along said center line, South 84 degrees 03' West, 200 feet to a point; thence along land no,v or formerly of McEwen, North 2 degrees West, 242.5 feet to the place of beginning.

BEING the same premises which John Georgie and Catherine Georgie, husband and wife, by deed from Joshua McCandless and Denise A. McCandless, husband and wife, dated October 24, 2007, recorded October 26, 2007 in the Butler County Clerk's/Register's Office as Instrument Number 200710260027814.

BEING known and numbered as 1057 Winfield Road, Cabot, PA 16023. PARCEL NUMBER 320-1F11-11M-0000.

PROPERTY ADDRESS: 1057 WINFIELD ROAD, CABOT, PA 16023

UPI / TAX PARCEL NUMBER: 320-1F11-11M-0000

Seized and taken into execution to be sold as the property of JOHN GEORGIC, CATHERINE GEORGIC in suit of J P MORGAN MORTGAGE ACQUISITION CORP.

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:
ROMANO GARUBO & ARGENTIERI
WOODBURY, NJ 856-384-1515

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania