

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30095

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, JANUARY 19, 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 the First Ward of the City of Butler County, Pennsylvania, bounded and described as follows:

COMMENCING at a point on the Southerly line of South Street, a 40-foot right-of-way, at a point in common lands of now or formerly Gall, said point being the Northwest corner of the premises herein described; thence along the Southerly line of South Street, South 88 degrees 11 minutes 31 seconds East a distance of 40.00 feet to a point on lands of now or formerly Smith; thence by line of same and by line of lands of now or formerly Colonic, South 01 degrees 48 minutes 29 seconds West a distance of 125.00 feet to a point on the Northerly line of Marvin Street; thence by line of same, North 88 degrees 11 minutes 31 seconds West a distance of 40.00 feet to a point on lands of now or formerly Gall; thence by line of same, North 01 degree 48 minutes 29 seconds East a distance of 125.00 feet to a point on the Southerly line of South Street, the place of beginning.

HAVING thereon erected a dwelling house and garage and being known as 214 South Street, Butler, PA., 16001.

BEING the same premises conveyed to Ivan L. Schlagel and Florence E. Schlagel, his wife, by deed of Florence E. Schlagel and Ivan L. Schlagel, her husband, dated April 27, 1993, and recorded in the Office of the Recorder of Deeds of Butler County, PA, at Record Book 2319 Page 90. The said Ivan L. Schlagel having passed away on January 11, 1996, title to the subject premises vested in his wife, Florence E. Schlagel, by operation of law.

PARCEL: 561-37-147-0000

PROPERTY ADDRESS:
214 SOUTH ST., BUTLER, PA 16001

BEING KNOWN AS: 214 SOUTH ST BUTLER, PA 16001 PROPERTY ID: 561-37-147-0000
TITLE TO SAID PREMISES IS VESTED IN JERRY L. ROY, A MARRIED MAN BY DEED FROM FLORENCE E. SCHLAGEL, A WIDOW, BY AND THROUGH LINDA E. EVANS, HER ATTORNEY-IN-FACT DATED 09/12/2000 RECORDED 09/13/2000 INSTRUMENT NO. 2000009130021512.

PROPERTY ADDRESS: 214 SOUTH STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-37-147-0000

Seized and taken into execution to be sold as the property of JERRY L. ROY in suit of SPECIALIZED LOAN SERVICING LLC.

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