

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30108

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 parcel or tract of land situate in the Township of Cranbeny (erroneously referred to as being situate in the Township of Jackson in prior instruments of record). County of Butler and Commonwealth of Pennsylvania, known as Lot #306 in the Timberview Plan #3. As recorded in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania on April 23, 1990, in Rack Rile 138, Page 4.

UNDER AND SUBJECT to a Declaration of Protective Covenants and Use Restrictions as recorded in the Recorder of Deeds Office of Butler County, on July 5, 1990 in Deed Book Volume 1618, Page 77 and as such Declaration was amended on November 22, 1991 and recorded in the Recorder of Deeds Office in Deed Book Volume 2022, Page 116.

UNDER AND SUBJECT to a Declaration of Covenants, Easements, Charges and Liens affecting Lots 304, 305 and 306 in the Timberview Plan 3 as recorded in the Recorder of Deeds Office of Butler County in Deed Book Volume 2441, Page 0932.

FURTHER UNDER AND SUBJECT to the right of ways as contained in the Declaration of Covenants, Easements, Charges and Liens and pursuant to the survey of Richard G. Bach and Associates dated February 9, 1994.

ALSO UNDER AND SUBJECT to any prior easements, rights of ways or any other instruments of public record. PROPERTY ADDRESS:

104 OAKRIDGE TRAIL EVANS CITY, PA 16033

PARCEL NUMBERS: 130-SI 1-AI-0000

BEING KNOWN AS: 104 OAKRIDGE TRAIL EVANS CITY, PA 16033 PROPERTY ID: 130-SI I-AI-0000
TITLE TO SAID PREMISES IS VESTED IN JEFFREY J. MATTYS AND MICHELLE MATTYS BY DEED FROM THOMAS R. MURRAY, JR. DATED 12/22/1997 RECORDED 01/05/1998 INSTRUMENT NO. 199801050000250.

PROPERTY ADDRESS: 104 OAKRIDGE TRAIL, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 130-S11-A11-0000

Seized and taken into execution to be sold as the property of JEFFREY J. MATTYS, MICHELLE M. MATTYS A/K/A MICHELLE MATTYS in suit of MCLP ASSET COMPANY, 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:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLL
MT. LAUREL, NJ 973-575-0707

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania