

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30094

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 lot or piece of ground situate in the Township of Summit , County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point at the intersection of the center line of Legislative Route No. 10030, a/k/a Butler-Freeport Road, a/k/a Route No. 356; of line of lands of now or formerly N. Hinchberger; and the herein described triangular tract; thence, along line of lands of now or formerly N. Hinchberger, South 87° 33' East, a distance of 350 feet, more or less, to line of lands of now or formerly Mabel Heck; thence, along line of lands of now or formerly Mabel Heck, South 31° 15' West, a distance of 375 feet, more or less, to the center line of Legislative Route No. 10030 a/k/a Butler-Freeport Road, a/k/a Route No. 356; thence, along the center line of Legislative Route No. 10030, a/k/a Butler-Freeport Road, a/k/a No. 356, in a Northwesterly direction, a distance of 386 feet, more or less, to a point, at the place of beginning.

Excepting the following:

Parcel 4 on Commonwealth of Pennsylvania Pan recorded February 2, 2022 in Instrument Number 202202020002669, Recorder's Office, Butler County, Pennsylvania. Containing 140 square feet.

BEING known and numbered as 311 Freeport Road, AKA 313 Freeport Road, Butler, PA 16002»

Being the same property conveyed to AJR Properties LLC who acquired title by virtue of a deed from Butler County Tax Claim Bureau, Butler County, Pennsylvania, as Trustee, dated September 13, 2021, recorded December 3, 2021, at Instrument Number 202112030033735, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 290 2F14 A13C0000

PROPERTY ADDRESS: 311 FREEPORT ROAD, A/K/A 313 FREEPORT ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 290-2F14-A13C0000

Seized and taken into execution to be sold as the property of AJR PROPERTIES LLC in suit of PNC BANK, NATIONAL ASSOCIATION.

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