

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30102

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 lot or piece of ground situate in the Township of Lancaster, County of Butler and Commonwealth of Pennsylvania being Lot No. 5 in the Seneca Farms Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack File 69, Page 13.

BEING designated as Tax Parcel No. 200-S3-05-0000

Property Address (for informational purposes only): 126 Scott Ridge Rd. Harmony, PA 16037

UNDER AND SUBJECT TO all prior grants and reservation of coal, oil and gas mining rights, oil and gas leases, rights of way, building restrictions and other easements, reservations and restrictions, as the same appear in prior instruments of record and on recorded plan.

BEING the same premises which Jeffrey D. Hoffinan and Rita Beth McGrogan, husband and wife by Deed dated March 4, 2019 and recorded March 13, 2019 in the Recorder's Office of Butler County, Pennsylvania in Instrument No. 201903130004405 conveyed unto Coe J. Leleux in fee.

PROPERTY ADDRESS: 126 SCOTT RIDGE ROAD, HARMONY, PA 16037

UPI / TAX PARCEL NUMBER: 200-S3-05-0000

Seized and taken into execution to be sold as the property of COE J. LELEUX in suit of LAKEVIEW 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:
LOGS LEGAL GROUP LLP
KING OF PRUSSIA, PA 610-278-6800

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania