

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30123

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:

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.

PARCEL ONE:

ALL that piece, parcel or lot of land situate in Clearfield Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Road T689 at a point where the Western edge of the right of way of T10036 intersects; thence in a Southwesterly direction along the Western edge of a private land a distance of 260 feet to a point; thence North 61 degrees 36' West through lands of the grantor herein a distance of 156 feet to a point; thence in a Northeasterly direction parallel with the Eastern line of the lot herein described a distance of 260 feet to a point in the center of the aforementioned Township Road T689; thence South 61 degrees 36' East along the center line of said township road, a distance of 156 feet to a point, the place of beginning.

BEING designated as Tax Parcel 90-1F15-20B in the Tax Assessment Office of Butler County, Pennsylvania.

PARCEL TWO:

ALL that piece, parcel and lot of land situate in Clearfield Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point which is the Northeast corner of property now or formerly Redick and the Northwest corner of the triangular piece herein conveyed which point is on line of lands now or formerly Osche; thence along line of lands now or formerly Anna M. Wilbert and along line of other lands of the grantee herein, South 61 degrees 36' East 370 feet to a point in the center line of Legislative Route 10036 which is also the Southwest corner of line of lands now or formerly Dunn; thence continuing along the center line of Legislative Route 10036 which is also the Western line of lands now or formerly Dunn North 6 degrees 37' East, 183 feet to a point on line of land now or formerly Osche; thence continuing along line of lands now or formerly of Osche, South 89 degrees 2' West to a point being the Northeast corner of lands now or formerly Redick and the place of beginning, being a triangular piece of land.

BEING designated as Tax Parcel No. 090-1F15-20A/2-0000 in the Tax Assessment Office of Butler County, Pennsylvania.

PARCEL THREE:

ALL that certain parcel of land situate in Clearfield Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin at the Northwest corner of lands now or formerly of D. J. Bergbigler and on line of lands now or formerly of C. Weichey; thence along line of lands now or formerly of C. Weichey, 260.00 feet, North 11 degrees 33' East through an iron pin set at the Southern edge of Township Road T-689 and crossing said road on the same course

to a point at the corner of lands now or formerly of C. J. Miller and on line of other lands of the grantee herein and being the Northwest corner of the land herein conveyed; thence along line of other lands of grantee herein a distance of 175.06 feet South 61 degrees 36' East through an iron pin set at the Southern edge of Township Road T-689 and continuing the same course to a

PROPERTY ADDRESS: 300 CORNETTI ROAD, FENELTON, PA 16034

UPI / TAX PARCEL NUMBER: 90-1F15-20B

Seized and taken into execution to be sold as the property of RANDY SHULER 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:
LOGS LEGAL GROUP LLP
KING OF PRUSSIA, PA 610-278-6800

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania