

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-30125

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.

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF GROUND SITUATE IN THE SECOND WARD, CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH 63 FEET BY LOT OF NOW OR FORMERLY MCKEE; ON THE EAST 100 FEET BY LOT OF THE CATHOLIC CEMETERY; ON THE SOUTH 73 FEET BY EAST JEFFERSON STREET; AND ON THE WEST 96 FEET BY LOT OF EDWARD HARTMAN

Commonly known as 468 East Jefferson Street, Butler, PA 16001 Being Parcel No. 562-23-2490000-0000 BEING THE SAME PREMISES WHICH LARRY J. CYGAN AND DEBBIE D. CYGAN, BY DEED DATED 05/30/2000, AND RECORDED 06/02/2000, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUTLER AS DEED INSTRUMENT NO. 200006020012438 GRANTED AND CONVEYED UNTO JUSTIN J. SCHMEIDER, IN FEE.

HAVING ERECTED THEREON A SINGLE FAMILY DWELLING KNOWN AS 468 EAST . JEFFERSON STREET, BUTLER, PA 16001.

PROPERTY ADDRESS: 468 EAST JEFFERSON STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 562-23-2490000-0000

Seized and taken into execution to be sold as the property of JUSTIN J. SCHMEIDER in suit of FIFTH THIRD 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:  
WELTMAN, WEINBERG & REIS CO., LPA  
PITTSBURGH, PA 412-434-7955

MICHAEL T. SLUPE, Sheriff  
BUTLER COUNTY, Pennsylvania