

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30130

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, SEPTEMBER 20, 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 of land situate in Butler Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the west side of a 40-foot street, said point being at the southeastern corner of Lot No. 39;

THENCE along the west side of the 40-foot street, 135 feet to a line of lands of now or formerly Russell Diehl, being Lot No. 29 in the same Plan of Lots;

THENCE in a western direction along line of lands of now or formerly Russell Diehl, 164 feet to the juncture of Lots Nos. 18 and 32;

THENCE North along Lot No. 32, 135 feet to the juncture of Lots Nos. 37 and 38 in the same Plan;

THENCE East along Lots Nos. 38 and 39 164 feet to the place of beginning; BEING KNOWN AS: 102 ARTLEE AVENUE, BUTLER, PA 16001 PROPERTY ID NUMBER: 056 19 B310000 BEING THE SAME PREMISES WHICH BARBARA JEAN EVANS, A SINGLE WOMAN BY DEED DATED 7/26/2017 AND RECORDED 8/9/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 201708090016795, GRANTED AND CONVEYED UNTO JOANNE M. ROMAN, A SINGLE WOMAN.

PROPERTY ADDRESS: 102 ARTLEE AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-19-B310000

Seized and taken into execution to be sold as the property of JOANNE M. ROMAN in suit of M&T BANK.

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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA 866-413-2311

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania