

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-30134

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 CERTAIN LOT, PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE SECOND WARD OF THE CITY OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A 10 FOOT ALLEY, RUNNING EAST AND WEST, ADJOINING LOT NOW OR FORMERLY OF MRS. CATHERINE F. MARX; THENCE WEST ALONG SAID ALLEY, 40 FEET, MORE OR LESS, TO ANOTHER ALLEY; THENCE NORTH 45 FEET, MORE OR LESS, ALONG LAST MENTIONED ALLEY TO LOT NOW OR FORMERLY OF HEMPFLING, THENCE EAST ALONG LINE OF LOT NOW OR FORMERLY OF HEMPFLING, 40 FEET, MORE OR LESS. TO LOT NOW OR FORMERLY OF MRS. CATHERINE F. MARX;

THENCE SOUTH ALONG LINE OF LOT NOW OR FORMERLY OF MARX, 45 FEET MORE OR LESS, TO THE 10 FOOT ALLEY AT THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY THAT NICHOLAS A. SCIALABBA, EXECUTOR OF THE ESTATE OF ANTHONY SCIALABBA, DECEASED BY THEIR DEED DATED DECEMBER 8, 1988 AND RECORDED DECEMBER 9, 1988 IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PA IN DEED BOOK VOLUME 1438, PAGE 203 GRANTED AND CONVEYED TO BETTY J. STEFFENAUER, UNMARRIED THE GRANTOR HEREIN.

APN: 562 23 1610000 PROPERTY ADDRESS:  
311 HEMPFLING ST

BUTLER, PA 16001  
PARCEL NUMBERS: 562 23 1610000

BEING KNOWN AS: 311 HEMPFLING ST BUTLER, PA 16001 PROPERTY ID: 562 23 1610000  
TITLE TO SAID PREMISES IS VESTED IN CHARLES P. THOMPSON AND MARY JANE THOMPSON, HUSBAND AND WIFE BY DEED FROM BETTY J. STEFFENAUER, UNMARRIED DATED 07/22/1996 RECORDED 07/26/1996 BOOK 2651 PAGE 0810 INSTRUMENT NO. 017547.

PROPERTY ADDRESS: 311 HEMPFLING STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 562-23-1610000

Seized and taken into execution to be sold as the property of CHARLES P. THOMPSON in suit of SPECIALIZED 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:  
RAS CITRON, LLC  
MOUNT LAUREL, NJ 1-855-225-6906

**MICHAEL T. SLUPE, Sheriff**  
BUTLER COUNTY, Pennsylvania