

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-30140

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 lot of land situate in the Borough of Evansburg now Evans City Borough, County of Butler and Commonwealth of Pennsylvania, being Lot No. 8 in the J.M. Ifft Plan of Lots of the Borough of Evansburg Butler County, Pennsylvania, unrecorded, being bounded and described as follows, to-wit:

BEGINNING at the Northeasterly corner of property herein conveyed; thence along Railroad Street, South 00' 00" West a distance of 50.00 feet to a point; thence along lands now or formerly of G.L. John, North 90° 00' 00" West a distance of 120.00 feet to a point; thence along an Alley, North 00° 00' 00" West 50.00 feet to a point; thence along Harbison Street, North 90° 00' 00" East 120.00 feet to a point, the place of beginning. BEING known as Parcel Number 400-SI-H14.

"This legal taken from prior deed in chain of title for accuracy."

SUBJECT TO and TOGETHER WITH any and all oil and gas leases, the sale of coal and mining rights and all rights relating thereto, building lines, rights-of-way, zoning regulations, building restrictions, reservations, restrictive covenants, easements, rights and obligations, encroachments, party walls, maintenance fees, association fees and/or dues, if any, etc., as the same may be contained in prior instruments of record, set forth in the recorded plan and/or as shown on a survey of the property.

PARCEL: 400-SI-H14-0000 PROPERTY ADDRESS:

153 RAILROAD ST EVANS CITY, PA 16033

BEING KNOWN AS: 153 RAILROAD STREET EVANS CITY, PA 16033 PROPERTY ID: 400-SI-H14-0000  
TITLE TO SAID PREMISES IS VESTED IN STACY A. NELSON AND TODD A. NELSON, WIFE AND HUSBAND BY DEED FROM TODD A. NELSON AND STACY A. NELSON, FORMERLY KNOWN AS STACY A. KELMECKIS DATED 09/10/2007 RECORDED 09/17/2007 INSTRUMENT NO. 200709170024209.

PROPERTY ADDRESS: 153 RAILROAD STREET, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 400-S1-H14-0000

Seized and taken into execution to be sold as the property of TODD A. NELSON, STACY A. NELSON, STACY A. KELMECKIS in suit of PNC 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:  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLL  
MT. LAUREL, NJ 973-575-0707

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