

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30155

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, MARCH 15, 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.

TAX I.D. #: 565-22-232-000

All that certain piece, parcel or lot of ground situate in the 5th Ward, City of Butler, Pennsylvania, bounded and described as follows:

Beginning at the Southwest corner of the lot herein described, at a post on the West side of Mercer Street at the corner of lot of now or formerly, Charles F. Frederick; thence North along Mercer Srreet, 33 feet to a point at line of lands of, now or formerly, heirs of John H. Reiber, 95 feet to a point at line of lands of, now or formerly, E.A. Yost; thence South along line of lands of, now or formerly, D.A. Yost, 28 feet to a point on line of lands of, now or formerly, Charles F. Frederick; thence East along line of lands of, now or formerly, Charles F. Frederick, 110 feet to Mercer Street, the place of beginning.

And being more accurately described, Beginning at a point on the edge of a 60 feet right of way known as Mercer Street, said point being the Northeast corner of the lot herein conveyed; thence South 24 degrees 30 minutes East along the Western line of Mercer Street, 33.00 feet to a point; thence North 78 degrees 06 minutes West along the Northern line of lands of now or formerly Grover C. Wolf, 110.00 feet to a point; thence North O degrees 04 minutes East along the line of lands now or formerly of Henry C. Stauffer 28.00 feet to an existing pipe; thence South 77 degrees 36 minutes East along the southern line of lands of now or formerly Anna A. Miller, 96.16 feet to a point, the place of beginning.

The improvements thereon being known as 224 Mercer Street, Butler, Pennsylvania - 16001.

Being known as: 224 MERCER STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Cloyd Allen Smith by deed from BRADLEY M. STUTZ, UNMARRIED AND JAMES A. MCCOLLOUGH, UNMARRIED dated September 28, 2007 and recorded October 2, 2007 in Instrument Number 200710020025637. The said Cloyd Allen Smith died on October 11, 2021 without a will or appointment of an Administrator, thereby vesting title in Unknown Surviving Heir of Cloyd Allen Smith by operation of law.

PROPERTY ADDRESS: 224 MERCER STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-22-232-000

Seized and taken into execution to be sold as the property of UNKNOWN SURVIVING HEIR OF CLOYD ALLEN SMITH in suit of CLICK N' CLOSE, INC. F/K/A MID AMERICA MORTGAGE, INC..

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:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania