

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-30163

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.

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ALL that certain piece, parcel or tract of land situate in Faiiview Township, Butler County, Pennsylvania, being bounded and described as follows:

On the North by the right of way line of an alley

On the East by line of lands of now or formerly Andre;

On the South by the right of way line of the Faitview Road, now Buena Vista Road;

On the West by the right of way line of a street.

BEING KNOWN AS: 326 BUENA VISTA ROAD, CHICORA, PA 16025

PROPERTY ID NUMBER: 150-S2-DI-0000

BEING THE SAME PREMISES WHICH RONALD J. BLYMILLER BY DEED DATED 8/31/2012 AND RECORDED 9/17/2012 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 201209170026727, GRANTED AND CONVEYED UNTO RONALD J. BLYMILLER, NOW DECEASED AND ROND D. BAKER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

PROPERTY ADDRESS: 326 BUENA VISTA ROAD, CHICORA, PA 16025

UPI / TAX PARCEL NUMBER: 150-S2-D1-0000

Seized and taken into execution to be sold as the property of ROND D. BAKER in suit of LAKEVIEW LOAN SERVICING INC.

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**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