

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-30174

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.

ALL THAT CERTAIN PIECE. PARCEL OR TRACT OF LAND SITU ATE IN THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY RIGHT OF WAY OF ROUTE 19, A 60-FOOT RIGHT OF WAY, SAID POINT BEING THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED WHERE THE SAME INTERSECTS THE SOUTHERLY LINE OF A 20-FOOT RIGHT OF WAY; THENCE SOUTH 9°14'00" WEST ALONG THE WESTERLY RIGHT OF WAY OF ROUTE 19, A DISTANCE OF 126.45 FEET TO A POINT; THENCE NORTH 79°07'00" WEST ALONG THE NORTHERLY LINE OF PROPERTY NOW OR FORMERLY OF GEORGE MEASEL, A DISTANCE OF 224.81 FEET TO AN IRON PIN; THENCE NORTH 9°14'00" EAST ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF RALPH LYON, A DISTANCE OF 108.66 FEET TO AN IRON PIN; THENCE SOUTH 83°39'00" EAST ALONG THE SOUTHERLY LINE OF A 20-FOOT RIGHT OF WAY, A DISTANCE OF 225.00 FEET TO AN IRON PIN, THE PLACE OF BEGINNING.

ADDRESS: 536 PERRY HWY; HARMONY. PA 16037

TAX MAP OR PARCEL ID NO.: 200 S1 AI5AI0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 536 Perry Highway, Butler, PA 16037

BEING THE SAME PREMISES which GRANTORS Federal National Mortgage Association A/K/A Fanniemae, by Deed dated May 17, 2006 and recorded May 30, 2006 in the Office of the Recorder of Deeds in and for the County of Butler, PA in Instrument No. 200605300012886 granted and conveyed unto Michael J. Slavin and Kimberly A. Slavin in fee.

AND THE SAID Michael J. Slavin passed away on or about March 16, 2020, thereby vesting title of the premises solely unto Kimberly A. Slavin.

PROPERTY ADDRESS: 536 PERRY HIGHWAY, HARMONY, PA 16037

UPI / TAX PARCEL NUMBER: 200-S1-A15A10000

Seized and taken into execution to be sold as the property of KIMBERLY A. SLAVIN in suit of JPMORGAN CHASE 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:  
LOGS LEGAL GROUP, LLP  
KING OF PRUSSIA, PA 610-278-6800

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