

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30207

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, MAY 17, 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 or parcel of land situate in the 15 Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

ON the North by now or formerly of Martha Yoeman; on the East by lands now or formerly of Ralph L. Quigley; on the South by Chestnut Way (now Etta Way); on the West by Cherry Way.

BEGINNING at post; the Southwest corner of the land herein conveyed, on the North side of Chestnut Way, now Etta Way and East side of Cherry Way; thence North along the East side of Cherry Way 40 feet to a post; thence East along lands now or formerly Martha Yoeman, 49 feet, more or less, to the East side of a concrete and iron post; thence South along other lands now or formerly of Ralph L. Quigley, 40 feet to the North side of Chestnut Way, now Etta Way; thence West along Chestnut Way, now Etta Way, 49 feet, more or less, to the place of BEGINNING,

Having thereon erected a frame building.

BEING KNOWN AS: 408 1/2 Fairview Avenue, Butler, PA 16001

BEING THE SAME PREMISES which Gretchen D. Ehlman, by Deed dated 10/17/2019 and recorded 10/18/2019 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 201910180020956, granted and conveyed unto Gretchen D. Ehlman and Amy Beth Sheptak.

Gretchen D. Ehlman departed this life on December 20, 2019.

PARCEL NO.: 561-29-23A-0000

PROPERTY ADDRESS: 408 1/2 FAIRVIEW AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-29-23A-0000

Seized and taken into execution to be sold as the property of AMY BETH SHEPTAK in suit of CITIZENS BANK, N.A..

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:
THE LAW OFFICE OF GREGORY JAVARDIAN
SOUTHAMPTON, PA 2159429690

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania