

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30194

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 piece, parcel or tract of land situate in the Township of Jackson, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at a point in the center line of a public road known as Legislative Route T-326 (also known as LRI 0141) at a point on line of lands of Omar Marburger, being the Southwest corner of the tract herein conveyed; thence along the center line of said public road, North 19° 06' East, a distance of 371.38 feet to a point; thence along line of other lands now or formerly of Norman H. Hartzel (now or late S. Frishkorn) South 61° 37' 20" East, a distance of 896.10 feet to a pin where lands of Morgan and Ramsey corner; thence along lines now or late of Ramsey, South 86° 34' West, a distance of 739.37 feet to a point on line of lands now or late of Omar Marburger; thence along said Marburger line, North 23° 27' East, a distance of 145 feet to a point; thence along same, South 86° 34' West, a distance of 230 feet to the point in the center line of the public road known as Legislative Route 10141.

This description is made in accordance with a survey made by James Anders, Registered Surveyor, dated November 13, 1958.

CONTAINING 4.526 acres more or less according to said survey. PROPERTY ADDRESS: 623 Pattison Street, Ext, Evans City, PA 16033 PARCEL# I 80-4F50-23AI-0000

TITLE TO SAID PREMISES VESTED IN Tanya Spurr by Deed from Thomas W. Robinson, Administrator of the Estate of Ruby Robinson, deceased, dated, July 30, 2018, recorded, September 19, 2018, Instrument Number 201809190019196.

Tax Parcel No: 180-4F50-23AI-0000

Premises known as: 623 Pattison Street Extension, Evans City, PA 16033

PROPERTY ADDRESS: 623 PATTISON STREET EXTENSION, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 180-4F50-23A1-0000

Seized and taken into execution to be sold as the property of TANYA SPURK in suit of PA DEPT OF REVENUE.

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:
ORLANDS PC
WAYNE, PA 248-502-1381

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania