

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30036

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 or parcel of land situate in the Township of Slippery Rock, Butler County Pennsylvania, bounded and described as follows:

On the North 125 feet by a public road, also known as Stoughton Road; on the East 250 feet by lands now or formerly of Howard Stoughton; on the South 125 feet by lands now or formerly of George A. Glessner; and on the West 250 feet by lands now or formerly of Walker and the Northern and Southern lines being parallel.

Excepting and reserving therefrom a right-of-way from the above-mentioned public road, leading through the above-described property to lands now or formerly of George A. Glessner; Said right-of-way to be 16 feet wide and to be along the West side of the above-described property.

BEING KNOWN AS: 126 STOUGHTON ROAD, SLIPPERY ROCK, PA 16057

PROPERTY ID NUMBER: 280 4F11 21A0000

BEING THE SAME PREMISES WHICH MITCHELL STOUGHTON AND KIMBERLY STOUGHTON, HIS WIFE BY DEED DATED 7/23/2021 AND RECORDED 7/28/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO. 202107280021402, GRANTED AND CONVEYED UNTO RAYNE M. STOUGHTON, MARRIED.

PROPERTY ADDRESS: 126 STOUGHTON ROAD, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER: 280-4F11-21A0000

Seized and taken into execution to be sold as the property of RAYNE M. STOUGHTON AKA RAYNE STOUGHTON in suit of COLONIAL SAVINGS F.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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA 866-413-2311

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania