

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30038

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, SEPTEMBER 20, 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 LOT OF LAND SITUATE IN THE BOROUGH OF CHICORA, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH 160 FEET BY LOT FORMERLY OF SCHULTZ NOW IVAN ALABAUGH; ON THE EAST 60 FEET BY THE WEST LINE OF AN ALLEY, ON THE SOUTH 140 FEET BY LOT FORMERLY OF LARKINS NOW ALVIN G. KING, AND ON THE WEST 60 FEET BY THE EAST LINE OF CENTRAL AVENUE EXTENSION. HAVING THEREON ERECTED A ONE AND ONE-HALF STORY DWELLING HOUSE.

BEING THE SAME PREMISES which Dennis P. King, single, by Deed dated 9/22/1998 and recorded in the Office of the Recorder of Deeds of Butler County on 9/25/1998 in Deed Book Volume 2914, Page 07 I 0, Instrument I 99809250027 I 68 granted and conveyed unto Michael T. Schoedel and Yvette S. Schoedel, Husband and Wife.

Yvette S. Schoedel departed this life on 8/17/2023.

PARCEL NO.: 460-S I-B32-0000

PROPERTY ADDRESS: 305 CENTRAL AVENUE, CHICORA, PA 16025

UPI / TAX PARCEL NUMBER: 460-S1-B32-0000

Seized and taken into execution to be sold as the property of MICHAEL T. SCHOEDEL in suit of NEWREZ LLC, SHELLPOINT MORTGAGE SERVICING.

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:
POWERS KIRN, LLC
TREVOSE, PA 215-942-2090

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania