

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-30051

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, JULY 19, 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.

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ALL THAT CERTAIN lot or piece of ground situate in the Township of Clay, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 5 of the Yohe Plan as recorded in the Recorder's Office of Butler County in Rack File 86, page 23.

Having erected a dwelling known as R.D. 1, Route 138.

UNDER AND SUBJECT to all reservations, restrictions, easements, covenants, conditions, building lines, oil and gas leases, if any, rights of way, as recorded in prior instruments of record and on the recorded plan.

BEING KNOWN AS: 427 Euclid Road, Butler; PA 16001

BEING THE SAME PREMISES which Kenneth D. Rhodes and Joan T. Rhodes, by Deed dated 4/1/2003 and recorded 4/3/2003 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 200304030013728, granted and conveyed unto Joan T. Rhodes.

PARCEL NO.: 080-S4-E5-0000

PROPERTY ADDRESS: 427 EUCLID ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 080-S4-E5-0000

Seized and taken into execution to be sold as the property of JOAN T. RHODES in suit of CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA.

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**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 215-942-9690

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