

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2024-30093

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 Petrolia Borough, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a post at the line of Lot No. 28 in the Jamison Farm Plan of Lots in Petrolia Borough, said point being the southwest corner of the herein described property; thence, East along Lot No. 28, a distance of 158.50 feet to a post on an unnamed 40 foot street; thence, North along the west side of the aforesaid unnamed 40 foot street, a distance of 60 feet to the line of Lot No. 26 in the aforesaid plan of lots; thence, West along Lot No. 26, a distance of 159.63 feet to a post on the east side of Jamison Street; thence, South along the east side of Jamison Street, also known as, Pennsylvania Route No. 268, a distance of 60 feet to the place of beginning.

BEING Lot No. 27 in the Jamison Fann Plan of Lots in Petrolia Borough.

BEING KNOWN AS: 135 JAMISON STREET, PETROLIA, PENNSYLVANIA 16050
PROPERTY ID: 470-SI-A29A-0000

TITLE TO SAID PREMISES IS VESTED IN EARL J. SNOW BY DEED FROM FRANKLIN R. SNOW, SR., AND WIFE HELEN M. SNOW, ALSO FRANLIN R. SNOW, JR DATED 09/29/1998 RECORDED 09/29/1998 BOOK 2916 PAGE 251 INSTRUMENT NO.: 199809290027586

PROPERTY ADDRESS: 135 JAMISON STREET, PETROLIA, PA 16050

UPI / TAX PARCEL NUMBER: 470-S1-A29A-0000

Seized and taken into execution to be sold as the property of EARL J. SNOW in suit of WELLS FARGO BANK, N.A., AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSEST-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-MHQ1.

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:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLL
MOUNT LAUREL, NJ

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania