

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30095

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 lot or piece or ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, being Lot No. 16 in the Subdivision-Singleton Acres No. 2 Plan of Lots, of record in the Recorder of Deeds Office of the County aforesaid in Rack File Section 67, Page 17.

Subject to a 10 foot easement along the Westerly line of said lot and along the Northerly line of said lot. Subject to a 50 foot building line parallel to the Westerly right of way line of Pennsylvania Legislative Route No. 10024 and 50 feet West from said right of way line.

Subject to the right of way line of Pennsylvania Legislative Route No. 10024 which is partially 50 feet and partially 80 feet of the Easterly portion of said lot.

BEING known and numbered as 626 Ekastown Road, Sarver, PA 16055

Being the same property conveyed to Joseph Szymanski, an unmarried man and Taylar Neff, an unmarried woman who acquired title, with rights of survivorship, by virtue of a deed from Shawn H. King and Kerri L. King, husband and wife, dated May 29, 2020, recorded June 1, 2020, at Instrument Number.202006010010205, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 040-S11-B16-0000

PROPERTY ADDRESS: 626 EKASTOWN ROAD, SARVER, PA 16055

UPI / TAX PARCEL NUMBER: 040-S11-B16-0000

Seized and taken into execution to be sold as the property of JOSEPH SZYMANSKI, TAYLAR NEFF in suit of MIDFIRST BANK.

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:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania