

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30129

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, NOVEMBER 15, 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 OF GROUND SITUATE IN THE FOURTH WARD OF THE CITY OF BUTLER, BUTLER COUNTY, PA BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH ONE HUNDRED THREE AND THIRTY-THREE HUNDREDTHS (103.33) FEET BY LOT OF T. W. PHILLIPS, JR.; ON THE EAST FORTY (40) FEET BY SECOND STREET; ON THE SOUTH ONE HUNDRED THREE AND THIRTY-THREE HUNDREDTHS (103.33) FEET BY LOT NO. 52 IN THE SAME PLAN OF LOTS; AND ON THE WEST FORT (40) FEET BY OAKLAND AVENUE, NOW SUMMIT STREET.

BEING LOT NO. 53 IN THE EAST OAKLAND LAND COMPANY'S PLAN OF LOTS AS SET FORTH AT PLAT BOOK 2, PAGE 8. HAVING THEREON ERECTED A DWELLING HOUSE.

BEING TAX PARCEL NO. 564-19-181

BEING THE SAME PROPERTY CONVEYED TO RICHARD R. WOLFE AND STEPHANIE J. WOLFE, HIS WIFE BY DEED FROM RICHARD R. WOLFE AND STEPHANIE J. WOLFE, HIS WIFE DATED OCTOBER 9, 1975, AND RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN DEED BOOK 1013, PAGE 629.

UNDER AND SUBJECT TO, NEVERTHELESS, ALL CONVEYANCES, EXCEPTIONS, RESTRICTIONS AND CONDITIONS, WHICH ARE CONTAINED IN PRIOR DEEDS OR OTHER INSTRUMENTS OF RECORD IN BUTLER COUNTY, PENNSYLVANIA, ALL VISIBLE EASEMENTS; MUNICIPAL ZONING ORDINANCES; BUILDING CODES; LAWS, ORDINANCES OR GOVERNMENTAL REGULATIONS RELATING TO SEWAGE DISPOSAL; AND ALL LAWS, ORDINANCES AND REGULATIONS RELATING TO SUBDIVISIONS.

BEING KNOWN AS: 580 2ND ST BUTLER, PA 16001

PROPERTY ID: 564-19-181-0000

TITLE TO SAID PREMISES IS VESTED IN ROBERT HOLT, III, A MARRIED MAN BY DEED FROM ANITA STRICKLIN DATED 06/18/2020 RECORDED 08/20/2020 INSTRUMENT NO. 202008200017287.

TO BE SOLD AS PROPERTY OF:

ROBERT HOLT, III A/K/A ROBERT HOLT

PROPERTY ADDRESS: 580 2ND ST, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 564-19-181-0000

Seized and taken into execution to be sold as the property of ROBERT HOLT, III in suit of AMERIHOM MORTGAGE COMPANY, LLC.

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
MT. LAUREL, NJ 973-575-0707

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania