

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-30157

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:

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 OF GROUND SITUATE IN THE BORO OF EVANS CITY, (FORMERLY KNOWN AS THE BORO OF EVANSBURG, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA BEING LOT NO. 28 BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING ON THE NORTHERLY SIDE OF JEFFERSON STREET, 60 FEET WIDE, WHERE THE PROPERTY HEREIN DESCRIBED INTERSECTS WITH PROPERTY NOW OR FORMERLY OF J. BENN; THENCE FROM SAID POINT OF BEGINNING, NORTH 09 DEGREES 27 MINUTES 07 SECONDS WEST, A DISTANCE OF 60 FEET TO A POINT, THENCE ALONG THE DIVIDING LINE OF LANDS NOW OR FORMERLY OF M. J. CHROSTOWSKI AND THE PROPERTY HEREIN DESCRIBED, NORTH 80 DEGREES 30 MINUTES 07 SECONDS EAST, A DISTANCE OF 60 FEET TO A POINT; THENCE ALONG THE DIVIDING LINE OF THE HEREIN DESCRIBED PROPERTY AND PROPERTIES NOW OR FORMERLY OF C. S. RABLE AND E. F. KEITH, SOUTH 09 DEGREES 27A MINUTES 07 SECONDS EAST, A DISTANCE OF 60 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION RUNNING ALONG JEFFERSON STREET, 60 FEET WIDE, SOUTH 80 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 60 FEET TO A POINT, THE PLACE OF BEGINNING. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING the same premises which William E. Sales, by Deed dated 3/30/2007 and recorded 4/2/2007 in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument Number 200704020007614, granted and conveyed unto Paul J. Bianchi and Angela J. Bianchi, husband and wife, in fee.

Tax Parcel: 400-S2-D28A-0000

Premises Being: 135 Jefferson St, Evans City, PA 16033

PROPERTY ADDRESS: 135 JEFFERSON STREET, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 400-S2-D28A-0000

Seized and taken into execution to be sold as the property of ANGELA J. BIANCHI, A/K/A ANGELA BLANCHI, PAUL J BIANCHI in suit of KEYBANK, NA, S/B/M FIRST NIAGARA BANK, NA.

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:  
BROCK & SCOTT PLLC  
KING OF PRUSSIA, PA 844-856-666

MICHAEL T. SLUPE, Sheriff  
BUTLER COUNTY, Pennsylvania