

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30190

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, MAY 16, 2025
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 or parcel of land with frame dwelling house thereon erected, situated in Mercer Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at the Northeast corner on South side of public road; thence North eighty-three degrees, twenty-five minutes (83° 25') West along South side of Public Road eighty (80) feet; thence South four degrees, thirty-nine minutes (4° 39') West along other land now or formerly of J.C. Snyder, et ux., one hundred eighty (180) feet to a corner; thence South eighty-three degrees, twenty-five minutes (83° 25') East and parallel with the Northern boundary eighty (80) feet to the Southeast corner of land herein described; thence North four degrees, thirty-nine minutes (4° 39') East along land now or formerly of Isaac one hundred eighty (180) feet to the place of beginning.

BEING known and numbered as 224 Boyers Road, Harrisville, PA 16038

Being the same property conveyed to Shawn M. Heller, a single man who acquired title by virtue of a deed from Ruth A. Klingensmith, a married woman, dated August 31, 2016, recorded September 1, 2016, as Instrument Number 201609010018005, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 220-S1-A2-0000

PROPERTY ADDRESS: 224 BOYERS ROAD, HARRISVILLE, PA 16038

UPI / TAX PARCEL NUMBER: 220-S1-A2-0000

Seized and taken into execution to be sold as the property of SHAWN HELLER in suit of PENNSYLVANIA EQUITY RESOURCES, INC..

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