

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30004

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, parcel or lot of land situate in the Fifth Ward of the City of Butler, Butler County, Commonwealth of Pennsylvania, being bounded and described as follows:

On the North by lands formerly owned by Elvira G. Lyon; on the East by Chestnut Street; on the South by West Fulton Street; and on the West by Lot No. 9 in the same plan; and being Lot No. 8 in the plan of lots laid out for the said Elvira G. Lyon, by George C. Pillow, C.E. in June 1887, which said plan is recorded in the Register and Recorder's Office in and for Butler County in Plan Book 2, page 9 (formerly Plan Book 2, page 52), said lot having a frontage on said West Fulton Street of 50 feet and extending back by uniform width and parallel lines a distance of 106 feet.

Being the same premises which Marilyn Tynan, Executrix of the Estate of Arthur C. Graham, a/k/a Arthur Graham by Deed dated July 3, 2007 and recorded July 31, 2007 in Butler County in Instrument No. 200707310019906 conveyed unto Terry J. Schnur, married, and Joshua Bowser, unmarried, as joint tenants with right of survivorship and not as tenants in common, in fee.

Being the same premises which Terry J. Schnur and Jody L. Schnur husband and wife and Joshua Bowser, by Deed dated 05/22/2019 and recorded 05/29/2019, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 201905290009662, granted and conveyed unto Michael D. McClaskey, in fee.

And the said Michael McClaskey has departed this life on or about 01/18/2024, thereby vesting title of the mortgaged premises unto Richard A. McClaskey and Unknown Heirs.

Tax Parcel: 565 12 140000 aka 565-12-14-0000

Premises Being: 400 W Fulton St, Butler, PA 16001

PROPERTY ADDRESS: 400 W FULTON STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-12-14-0000

Seized and taken into execution to be sold as the property of RICHARD A. MCCLASKEY, IN HIS CAPACITY AS HEIR OF MICHAEL D. MCCLASKEY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL D. MCCLASKEY, DECEASED in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS 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:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-666

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania