

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30043

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

BEGINNING at a point on the Northern side of West Penn Street, a 40-foot right-of-way, adjacent to the Southeast corner of lands of now or formerly P. M. Kienzle, and being the Southwest corner of the property herein conveyed; thence along line of lands of now or formerly Kienzle, North 02 degrees 30 minutes 00 seconds West, 100.00 feet to a point on line oflands of now or formerly Else A. Johnson; thence along line of lands of now or formerly Johnson, South 89 degrees 56 minutes 00 seconds East, 39.80 feet to a point on line of lands of now or formerly W. G. Polurn; thence along line of lands of now or formerly Polum, South 02 degrees 30 minutes 00 seconds East, 100.00 feet to a point on the Northern side of West Penn Street; thence along the Northern line of West Penn Street, North 89 degrees 56 minutes 00 seconds West, 39.80 feet to a point, the place of beginning.

HAVING thereon erected a two-story dwelling and being known as 328 West Penn Street, Butler, PA, 16001.

SUBJECT, however, to the right of sewer use from the property now or formerly of Geist which fronts on Federal Street to the property described herein to West Penn Street as said sewer now exists.

BEING THE SAME PREMISES which Marc R. Barto and Laurie R. Barto, husband and wife, by Deed dated September 16, 2003 and recorded on September 18, 2003, in the Butler County Recorder of Deeds Office as Instrument No. 200309180042598, granted and conveyed unto Robert L. Iman, Jr.

Being Known as 328 West Penn Street, Butler, PA 16001

Parcel I.D. No. 565 12 2390000

PROPERTY ADDRESS: 328 WEST PENN STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-12-2390000

Seized and taken into execution to be sold as the property of ROBERT L. IMAN, JR in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2022-RPL2 TRUST.

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:
HLADIK ONORATO AND FEDERMAN, LLP
NORTH WALES, PA 215-855-9521

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania