

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-30160

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, JANUARY 16, 2026
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 parcel, piece or tract of land situate in the Township of Butler, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of the Lot herein described at the Northern line of Grandview Boulevard, a fifty-foot street, at the Southeast corner of Lot No. 12 in the same Plan now or formerly owned by Leon D. Radaker, etux; thence by said Lot No. 12 North 37° 49' West, 46.15 feet to a line of Lot No. 10 in the same Plan; thence by said Lot No. 10, North 49° 00' East, 126.94 feet to the Western edge of Grandview Boulevard aforementioned; thence by Grandview Boulevard, South 41° 00' East, 70.0 feet to a point; thence continuing by the same in a Southwesterly direction by a curve to the right having a radius of 31.9 feet, a distance of 72.94 feet; thence continuing by the same in a Westerly direction by a curve to the left, having a radius of 127.34 feet, a distance of 60.45 feet to the place of beginning. Being Lot No. 11 in the Grandview Plan of Lots as recorded in Butler County in Rack File 5 page 21.

SUBJECT TO THE FOLLOWING: EXCEPTING AND RESERVING, however, the right to lay or have laid, maintain or have maintained, replace or have replaced, such gas lines, water lines, sewer lines and electric and telephone lines and poles as the grantor, its heirs or assigns may deem necessary.

SUBJECT TO THE restrictions as shown in Deed Book Volume 1053 page 349.

BEING THE SAME PREMISES which Rhonda A. Schnitzki, by Deed dated December 13, 2004 and recorded on December 30, 2004, in the Butler County Recorder of Deeds Office as Instrument No. 200412300040800, granted and conveyed unto Anthony M. Schnitzki and Rhonda A. Schnitzki, husband and wife. The said Anthony M. Schnitzki departed this life on or about August 24, 2010, thereby vesting title solely in Rhonda A. Schnitzki, by operation of law

Being Known as 232 Grandview Boulevard, Butler, PA 16001 Parcel I.D. No. 051-38-7-110000

PROPERTY ADDRESS: 232 GRANDVIEW BOULEVARD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 051-38-7-110000

Seized and taken into execution to be sold as the property of RHONDA A. SCHNITZKI in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY HOME EQUITY LOAN TRUST 2005-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-2.

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