

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30164

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, NOVEMBER 21, 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 those certain town lots situate in the Borough of Evansburg, Butler County, Pennsylvania, in the Martin Wahl Plan recorded February 9, 1903; and described as follows:

FIRST: On the South by Elizabeth Avenue; on the West by Porter Alley; on the North by Sarah Alley; and on the East by Franklin Street and being Lots No. 50, 48, 130.

SECOND: On the North by Dunbar Avenue; on the West of Porter Alley; on the South by Sarah Alley; and on the East by Franklin Street, being Lot No. 129.

THIRD: On the North by May Alley; on the West by Lot 133; on the South by Dunbar Avenue; on the East by Franklin Street, being Lots 131 and 132.

FOURTH: On the North by Pierce Avenue; on the West by Lot 144; on the South by May Alley; on the East by Franklin Street, being Lots 145 and 146

BEING part of the same premises conveyed to Dayne E. Long from Roy E. Long and Sally J. Long, his wife, by deed dated November 2, 1987 and recorded in the Office of the Recorder of Deeds of Butler County on November 4, 1987 in Deed Book Volume 1373, Page 472.

Tax Parcel Number 400-S2-B133A

PROPERTY ADDRESS: 412 NORTH JACKSON STREET, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 400-S2-B133A

Seized and taken into execution to be sold as the property of DAYNE LONG in suit of EVANS CITY WATER AND SEWER AUTHORITY.

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:
STEPANIAN & MENCHYK, LLP
BUTLER, PA 724-285-1717

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania