# SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)**
**No. ED-2026-30141**

**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 Jackson Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersection of the centerline of Township Road No. T-312, the South line of lot of Richard D. Henry and the North line of lot of Charles D. Dickson; thence South 34° 15' West along the centerline of Township Road No. T-312 a distance of 151.24 feet to a point, the place of beginning of the herein described tract of land, being the Northeast corner hereof; thence South 34° 15' West along the centerline of Township Road No. T-312 a distance of 65.38 feet to a point; thence continuing by the same by an arc to the right with a radius of 231.31 feet a distance of 84.62 feet to a point on line of lands of formerly R. M. Deener, now designated as a 50 foot street, the Southeast corner hereof; thence North 67° 15' West along the North line of said 50 foot street a distance of 284 feet to a point, the Southwest corner; thence North 30° 54' East along line of lands of Deener a distance of 150 feet to a point, the Northwest corner; thence South 66° 39' East along line of lands of Dickson, of which this is a part, a distance of 286 feet, more or less, to a point in the centerline of said Township Road, the place of BEGINNING

BEING KNOWN AS: 112 JO DEENER DR, ZELIENOPLE, PA 16063

PROPERTY ID: 1804F104 7L10000

TITLE TO SAID PREMISES IS VESTED IN GREGORY A. THOMAS BY DEED FROM PATRICIA M. CATHER, DATED OCTOBER 25, 2011, RECORDED OCTOBER 27, 2011, AT INSTRUMENT NO. 201110270026322

PROPERTY ADDRESS: 112 JO DEENER DRIVE, ZELIENOPLE, PA 16063

UPI / TAX PARCEL NUMBER: 180-4F104-7L1-0000

**Seized and taken into execution to be sold as the property of GREGORY A THOMAS in suit of ROCKET MORTGAGE, LLC.**

---

**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:**
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MOUNT LAUREL, NJ

**MICHAEL T. SLUPE, Sheriff**
**BUTLER COUNTY, Pennsylvania**

(c) CountySuite Sheriff, Teleosoft, Inc.