SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30210

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 15, 2027
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 OR PARCEL OF GROUND SITUATE FORMERLY IN FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA NOW LOCATED IN EVANS CITY BOROUGH, BUTLER COUNTY, PENNSYLVANIA, BEING LOT #24, IN BLOCK C, OF THE EVANS CITY HEIGHTS PLAN OF LOTS AS RECORDED IN THE RECORDER OF DEEDS OFFICE IN AND FOR BUTLER COUNTY AT RACK FILE 9 PAGE 28 BEING MORE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SAID POINT BEING THE SOUTHEAST CORNER OF THE WITHIN DESCRIBED PARCEL OF GROUND SAID POINT BEING COMMON TO THE WEST RIGHT OF WAY LINE OF THE SECOND AVENUE A 5O-FOOT RIGHT OF WAY SHOWN AND SAID RECORDED PLAN OF LOTS AT THE LINE DIVIDING LOTS NOS. 16 AND 24 ON SAID RECORDED PLAN OF LOTS; THENCE FROM SAID PLACE OF BEGNOING ALONG THE LINE DIVIDING LOT AND LOT SOUTH 75 DEGREES 00' WEST A DISTANCE OF 135.27 FEET TO AN EXISTING IRON PIPE; THENCE BY A LINE DIVIDING LOT FROM LOTS NOS. 22 AND 23 IN SAID PLAN NORTH 12 DEGREES 00' EAST A DISTANCE OF 146.87 FEET TO AN IRON PIN AT LANDS NOW OR FORMERLY CHARLES II. MEALS; THENCE ALONG SAID LAND OF MEALS SOUTH 80 DEGREES 41' EAST A DISTANCE OF 90.34 FEET TO AN IRON PIN ON THE WEST RIGHT OF WAY LINE OF SECOND AVENUE A 5O-FOOT RIGHT OF WAY; THENCE BY SAID WEST RIGHT OF WAY LINE OF SECOND AVENUE BY ARC DISTANCE OF 96.01 FEET TO A POINT AT THE PLACE OF BEGINNING CONTAINING AN AREA OF 0.287 ACRES, THE ABOVE DESCRIPTION IS IN ACCORDANCE WITH A SURVEY OF CHARLES L. PAIR II, R.S. DATED MARCH 21, 1977.

Being Tax Parcel Number: 400 S3 C240000

More Commonly Known As: 219 2nd Street, Evans City, PA 16033

PROPERTY ADDRESS: 219 2ND STREET, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 400-S3-C24-0000

Seized and taken into execution to be sold as the property of AMY MULZET 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:
ALBERTELLI LAW
MOUNT LAUREL, NJ

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.