SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2024-30133

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, MARCH 19, 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 property in the Cherry Township, County of Butler and Commonwealth of Pennsylvania, Parcel ID No. 070-3F31-13, being more fully described in Deed dated August 3, 1999, and recorded August 27, 1999, in the land records of the County and State set forth above, in Deed Book 3042, page 956.

ALSO DESCRIBED AS:

ALL that certain piece or parcel of land situate in the Township of Cherry, County of Butler, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGNNING at a point in the center of State Route 4010, a 33 foot right of way, said point also being the Southwesterly point of the land described herein; thence North 15° 47' East a distance of 2,178.32 feet to a point on the line dividing the property herein described and land now or formerly of the Butler Area Sewer Authority; thence continuing along said last mentioned dividing line, South 79° 00' East a distance of 246.09 feet to a point on the line dividing property herein described and property now or formerly of H.L. Moyer; thence along said last mentioned dividing line South 12° 12' West a distance of 660.00 feet to a point; thence along said last mentioned dividing line, South 79° 00' East a distance of 660.00 feet to a point on the line dividing property described herein and property now or formerly of W.D. Ray; thence along said last mentioned dividing line, South 11° 27' 30" West a distance of 522.05 feet to a point on the line dividing property described herein from property now or formerly of E.A. Davis; thence along said last mentioned dividing line, South 8° 51' West a distance of 186.95 feet to the point at the line dividing property described herein and property now or formerly of L.C. Libengood; thence along said last mentioned dividing line, North 81° 09' West a distance of 440.00 feet to a point; thence South 8° 51' West a distance of 305.69 feet to a point; thence South 81° 09' East a distance of 63.62 feet to a point; thence South 8° 51' West a distance of 140 feet to a point; thence South 31° 09' West a distance of 82.00 feet to a point; thence South 19° 35' West a distance of 382.00 feet to a point in the center line of State Route 4010, a 33 foot right of way; thence continuing along the center line of State Route 4010, a 33 foot right of way, North 75° 12' West a distance of 580.49 feet to a point, said point being the place of beginning.

This legal description made in accordance with a survey prepared by Norman P. Straub, Registered Land Surveyor, dated June 16, 1988.

BEING KNOWN AS: 637 BRANCHTON ROAD, SLIPPERY ROCK, PA 16057

PROPERTY ID NUMBER: 070-3F31-13-0000

BEING THE SAME PREMISES WHICH BARTLEY J. STRAUGHN AND TAMMY L. HOFFMAN, NOW TAMMY L. STRAUGHN BY DEED DATED 8/3/1999 AND RECORDED 8/27/1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3042 AT PAGE 956, GRANTED AND CONVEYED UNTO TAMMY L. STRAUGHN.

PROPERTY ADDRESS: 637 BRANCHTON ROAD, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER: 070-3F31-13-0000

Seized and taken into execution to be sold as the property of TAMMY STRAUGHN, TAMMY STRAUGHN AKA TAMMY L. STRAUGHN in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY.

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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.