SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30230

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 piece, parcel or lot of land situate in the Second Ward of the City of Butler, Butler County, and Commonwealth of Pennsylvania, bounded and described as follows:

BOUNDED on the North by Lot No. 6 in the same Plan of Lots; on the East by an alley; on the South by Lot No. 18 in the same Plan; of Lots; and on the West by Third Street. Having a frontage on Third Street of 50 feet and extending back to the alley 160 feet, more or less, and being Lot No. 12 in the Plan of Lots laid out by James Dunlop, Esq., Surveyor for Thompson, McCandless, et al., and recorded in Butler County, Pennsylvania at Deed Book 82, Page 500.

Tax ID / Parcel No. 562-45-126-0000

UNDER AND SUBJECT TO, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record in Butler County, Pennsylvania, all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and all laws, ordinances and regulations relating to subdivisions.

BEING KNOWN AS: 325 3RD ST, BUTLER, PA 16001

PROPERTY ID: 562 45 1260000

TITLE TO SAID PREMISES IS VESTED IN HANNAH MARIE ROTHRAUFF BY DEED FROM CODY J. MCGUIRE, A MARRIED MAN, DATED NOVEMBER 16, 2020 RECORDED NOVEMBER 18, 2020 AT INSTRUMENT NO. 202011180026864

PROPERTY ADDRESS: 325 THIRD STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 562-45-126-0000

Seized and taken into execution to be sold as the property of HANNAH MARIE ROTHRAUFF in suit of CARRINGTON MORTGAGE SERVICES, 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.