

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-30029

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.

PARCEL 1

ALL that certain piece, parcel and tract of land situate in the City of Butler, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at the intersection of South McKean Street and Center Avenue, which point is the Northwest corner of the lot herein described, thence East along Center Avenue, 110 feet, more or less, to lands of now or formerly Bessemer and Lake Erie Railroad Company; thence along said lands of now or formerly Bessemer and Lake Erie Railroad Company to lands offolmerly Glenn H. Slater, now or formerly Elliott's Tire Service, Inc.; thence in a Westerly direction along said lands, 35 feet, more or less; thence continuing along said lands in a general Northerly direction, 30 feet, more or less; thence continuing along said lands in a general Westerly direction, 21.9 feet, more or less; thence continuing along said lands, in a general Westerly direction, perpendicular to South McKean Street, 24.5 feet, more or less, to a point on the East side of South McKean Street; thence along South McKean Street, North 70 feet, more or less, to a point, the place of beginning. Having erected thereon a commercial building.

BEING the same property conveyed from In The Beginning Creations, Inc., to In the Beginning Creations, Inc., by deed dated March 22, 1996 and recorded in the Office of Recorder of Deeds ofButler County, Pennsylvania, at Book 2615, Page 860.

PARCEL 2:

BEGINNING at the point where the East side of South McKean Street intersects with the Northerlyright-of-way line of the now or formerly Bessemer and Lake Erie Railroad Company, said point being the Southwest corner of the tract herein described; thence North 2° V O" East along the East side of South McKean Street, a distance of 103 feet to a point; thence South 89° 59' East along line of lands of the now or formerly In The Beginning Creations, Inc., a distance of24.50 feet to a point;thence South 67° 34' 58" East along line of lands of the now or formerly In The Beginning Creations, Inc., a distance of24.32 feet to a point; thence South 1° 13' 3" West, along line of lands of the now or formerly In The Beginning Creations, Inc., a distance of 21.52 feet to a point; thence South 87° 59' East along line of lands of the now or formerly In The Beginning Creations, Inc., a distance of 27.51 feet to a point; thence South 24° 27' 18" West along line of lands of the now or formerly Bessemer and Lake Erie Railroad Company, a distance of 21.99 feet to a point; thence South 53°43' 30" West along the Northerly side of the right-of-way of the now or formerly Bessemer and Lake Erie Railroad Company, a distance of 85 feet to a point, which point is the place of beginning.

Containing 4,523.92 square feet according to the survey of Shoup/Zarnick & Associates, Inc., dated January 8, 1979, being designated as Tract No. 4.

BEING the same property conveyed from Elliott's Tire Service, Inc., to In The Beginning Creations,Inc., by deed dated July 31,1997, and recorded in the Office of Recorder of Deeds of Butler County, Pennsylvania, at Book 2763, Page 1009.

PARCEL 3:

BEGINNING at the Northwest corner of the tract herein described, said point being located South 66° 17' 17" East a distance of 107.60 feet from the intersection of the Southern right of way line of Center Avenue, a fifty foot (50') right of way and the Eastern right of way line of South McKean Street, a sixty foot (60') right of way, thence along the Southerly right of way line of Center Avenue, South 66° 17' 17" East a distance of 10.21 feet to a point; thence across property of the now or formerly Bessemer and Lake Erie Railroad Company, South 24° 27' 18" West a distance of98.47 feet to a point; thence by same, South 53° 4' 30" West a distance of 91.58 feet to a point; thence along the Easterly right of way line of South McKean Street, North 2° Oil 00" East a distance of 18.33 feet to a point; thence along lands of the now or formerly In The Beginning Creations, Inc.,herein, North 53° 43' 30" East a distance of 85.00 feet to a point; thence by same, North 24° 27' 18" East a distance of 87.15 feet to the point of beginning.

Said parcel containing 2217.744 square feet as per survey by Land Surveyors, Inc. dated September 14, 1998.

Subject to any and all existing rights of way and easements of record.

BEING the same property conveyed from the Bessemer and Lake Erie Railroad Company, to In the Beginning

The above 3 Parcels constitute all of the real estate of In The Beginning Creations, Inc., located in the City of Butler, Pennsylvania. On December 26, 2000, In The Beginning Creations, Inc. merged with Grace Youth and Family Foundation. Inc.. with the survivins organization being Grace Youth and Family Foundation, Inc., all of which appears of record in the Secretary of the Commonwealth's Office, Commonwealth of Pennsylvania. The sole purpose of this Deed is to confirm record title to the subject properties in the name of the surviving corporation, Grace Youth and Family Foundation, Inc.

BEING the same property known as 100 Center Avenue, Butler, PA 16001, which Grace Youth and Family Foundation, Inc, formerly In the Beginning Creations, Inc., by Deed dated May 30, 2002 and recorded with the Recorder of Deeds Office of Butler County, Pennsylvania on May 31, 2002 at Instrument No. 200205310018774, granted and conveyed unto Grace Youth and Family Foundation.

PROPERTY ADDRESS: 100 CENTER AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 562-5-121, 562-5-120A, 562-5-120B

Seized and taken into execution to be sold as the property of GRACE YOUTH AND FAMILY FOUNDATION in suit of FIRST COMMONWEALTH BANK.

**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:  
MCGRATH MCCALL, P.C.  
PITTSBURGH, PA 412-281-4333

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