

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30046

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 19, 2024
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 LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF MARION, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 1 IN THE PIERCE LOT LINE REVISION PLAN OF LOTS AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 368, PAGE(S)20.

BEING THE SAME PREMISES which Paul E. Pierce and Shirley L. Pierce, Husband and Wife , by Deed dated 2/6/2018 and recorded in the Office of the Recorder of Deeds of Butler County on 2/15/2018 in Instrument No. 201802150002991, granted and conveyed unto Amos Good.

PARCEL NO.: 210-2F120-12C-0000 and Part of 210-2F120-12F-0000.

PROPERTY ADDRESS: 843 EAU CLAIRE ROAD, HARRISVILLE, PA 16038

UPI / TAX PARCEL NUMBER: 210-2F120-12C-0000

Seized and taken into execution to be sold as the property of AMOS GOOD in suit of PENNYMAC LOAN 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:
POWERS KIRN, LLC
TREVOSSE, PA 215-942-2090

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania