

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-30037

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.

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All that certain piece or lot of land situate in the Township of Washington, County of Butler, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Kittanning Road, sometimes known as the Fairview-North Washington Road, said point being 70 feet South of lot of land of Florence Michaels, being the Southeast corner of the lot hereb conveyed; thence extending in a Western direction along line of other land of party of the first part, part of same tract, a distance of 200 feet to a stake; thence extending in a Northern direction along line of other land of party of the first part, part of same tract by a line parallel to said Kittanning Road, a distance of 60 feet to a stake; thence extending in an Eastern direction along line c said other land of party of the first part; part of same tract, a distance of 200 feet to a point on the Kittanning Road; thence extending in a Southern direction along the center line of said Kittanning Road, a distance of 60 feet, to a point, the place of beginning.

BEING THE SAME PREMISES which National City Bank of Pennsylvania, by Deed dated 2/19/1999 and recorded in the Office of the Recorder of Deeds of Butler County on 2/25/1999 in Deed Book Volume 2971, Page 909, granted and conveyed unto Ken L. Ashbaugh, Jr..

PARCEL NO.: 310-3F10-16A-0000

PROPERTY ADDRESS: 668 FAIRVIEW ROAD, NORTH WASHINGTON, PA 16048

UPI / TAX PARCEL NUMBER: 310-3F10-16A-0000

Seized and taken into execution to be sold as the property of KEN L. ASHBAUGH, JR. in suit of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP.

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**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  
TREVOSE, PA 215-422090

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