

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-30062

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 15, 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 PARCEL OR TRACT OF LAND SITUATE IN EVANS CITY BOROUGH, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH SIDE OF BRYAN STREET AT A POINT COMMON TO LOTS NO. 50 AND 51; THENCE IN AN EASTERLY DIRECTION ALONG SAID BRYAN STREET, 50 FEET TO A POINT AND THE NORTHWEST CORNER OF LOT NO. 52; THENCE IN A SOUTHERLY DIRECTION ALONG SAID LOT NO. 52, 150 FEET TO A POINT ON THE NORTH SIDE OF A 16 FOOT ALLEY; THENCE IN A WESTERLY DIRECTION ALONG SAID 16 FOOT ALLEY, 50 FEET TO A POINT AND THE SOUTHEAST CORNER OF LOT NO. 50; THENCE IN A NORTHERLY DIRECTION ALONG SAID LOT NO. 50, 150 FEET TO THE PLACE OF BEGINNING.  
BEING LOT NO. 51 IN THE O.G. IFFT PLAN OF LOTS (UNRECORDED) AND WITH THE IMPROVEMENTS THEREON.

BEING KNOWN AS: 205 BRYAN STREET, EVANS CITY, PA 16033

PROPERTY ID NUMBER: 400- SI- G61A-0000

BEING THE SAME PREMISES WHICH ERIC B. SMITH, EXECUTOR OF THE ESTATE OF JOYCE A. BADER, AIKJA JOYCE ANN BADER, F/KJA JOYCE A. SMITH, DECEASED BY DEED DATED 6/8/2017 AND RECORDED 6/20/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #201706200012749, GRANTED AND CONVEYED UNTO AVERY W. BEAMISH, A MARRIED PERSON.

PROPERTY ADDRESS: 205 BRYAN STREET, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 400-G61A-0000

Seized and taken into execution to be sold as the property of AVERY W. BEAMISH in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC..

**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 866-413-2311

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