

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2021-30101

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, NOVEMBER 17, 2023**  
**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 tract of land situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 5 in the Forest Glen Estates Plan as the same is recorded in the Recorder's Office of Butler, County, Pennsylvania, in Plan Book Volume 156, Page 30, being more fully bounded and described as follows, to-wit:

BEGINNING at a point on the Northerly line of Douglas Drive, said point being common to Lot No. 4 in the Forest Glen Estates Plan of Lots, and being the Southwest comer of the parcel herein described; thence along Lot No. 4 in the aforementioned plan, North 15° 50' 00" East a distance of 134.14 feet to a point, said pint being the Northwest comer of the parcel herein described; thence south 86° 26' 02" East a distance of 131.91 feet to a point, said point being the Northeast comer of the parcel herein described; thence South 3° 58' 00" West a distance of 138.41 feet to a point, said point being the Southeast comer of the parcel herein described and common to Lot No. 6; thence along Lot No. 6, South 79° 50' 40" West a distance of 125.06 feet to a point on the Northerly line of Douglas Drive along a cul-de-sac; thence along said cul-de-sac, by a curve to the left having a radius of 50.00 feet an arc distance of 55.86 feet to a point, the place of beginning.

CONTAINING 0.510 of an acre.

UNDER AND SUBJECT to building lines, restrictive covenants, reservations, easements and rights of way as recorded in prior instruments of record.

PARCEL ID# 190-S7-F5

BEING KNOWN AS (for informational purposes only): 104 Douglas Drive, Saxonburg, PA 16056

BEING THE SAME PREMISES which HABCO DEVELOPMENT, INC. by Deed dated January 12, 1995 and recorded July 20, 1995 in Book 2498, Page 378 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania granted and conveyed unto Edward H. Fincher and Patricia M. Fincher, his wife, in fee.

AND THE SAID Edward H. Fincher departed this life on or about June 2, 1995 thereby vesting title unto Patricia M. Fincher, by operation of law.

AND THE SAID Patricia M. Fincher departed this life on or about May 12, 2019 thereby vesting title unto Darryl Fincher, Paul Fincher, Mark Fincher and Andrea Crissman, known heirs of Patricia M. Fincher and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Patricia M. Fincher, deceased.

PROPERTY ADDRESS: 104 DOUGLAS DRIVE, SAXONBURG, PA 16056

UPI / TAX PARCEL NUMBER: 190-S7-F5

Seized and taken into execution to be sold as the property of DARRYL FINCHER, KNOWN HEIR OF PATRICIA M. FINCHER, DECEASED, PAUL FINCHER, KNOWN HEIR OF PATRICIA M. FINCHER, DECEASED, ANDREA CRISSMAN, KNOWN HEIR OF PATRICIA M. FINCHER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA M. FINCHER, DECEASED, MARK FINCHER, KNOWN HEIR OF PATRICIA M. FINCHER, DECEASED in suit of BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST.

**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:  
SHAPIRO & DENARDO  
KING OF PRUSSIA, PA 610-278-6800

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