

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30076

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 OR PARCEL OF LAND SITUATE IN FAIRVIEW TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT NO. 35 IN PART B THE KENNETH E. GRIFFITHS PLAN OF LOTS AND RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN PLAN RACK NO. 60, PAGE 15-B.

BEING DESIGNATED AS TAX PARCEL NO. I 50-S4-A35-0000.
UNDER AND SUBJECT TO ALL PRIOR GRANTS AND RESERVATION OF COAL, OIL AND GAS MINING RIGHTS, OIL AND GAS LEASES, RIGHTS OF WAY, BUILDING RESTRICTIONS AND OTHER EASEMENTS, RESERVATIONS AND RESTRICTIONS, AS THE SAME APPEAR IN PRIOR INSTRUMENTS OF RECORD AND ON RECORDED PLAN.

Parcel Number: 150-S4-A35-0000

Property Address: 239 Maple Drive, Karns City, PA 16041

BEING the same premises, which John L. Jackson and Victoria D. Jackson, his wife by Deed dated July 25, 2017, and recorded in the Office of Recorder of Deeds of Butler County on July 27, 2017 at as Instrument# 201707270015760 granted and conveyed unto Christopher J. Morrow and Stacey L. Morrow, husband and wife.

PROPERTY ADDRESS: 239 MAPLE DRIVE, KARNS CITY, PA 16041

UPI / TAX PARCEL NUMBER: 150-S4-A35-0000

Seized and taken into execution to be sold as the property of CHRISTOPHER J. MORROW, STACEY L. MORROW in suit of VILLAGE CAPITAL & INVESTMENT, 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:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania