

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-30080

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 plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Township of Franklin and County of Butler, State of Pennsylvania and described as follows:

Beginning at a point in the center of Township Road T-456 known as the Purvis Road at the corner of Lot No. 4 owned by Butler Assembly of God and Western Pennsylvania Bible Institute; thence North 5° 00' East along the center line of said road, a distance of 162.80 feet to a point; thence South 83° 43' East along line of lands of Fred W. Hensel, III, a distance of 267.57 feet; thence South 5° 00' West along line of lands of now or formerly Garber, a distance of 162.80 feet to a point; thence North 83° 43' West along line of Lot No. 4, a distance of 267.57 feet to a point in the center of Township Road T-456, also known as the Purvis Road, at the place of beginning.

BEING KNOWN AS: 130 PURVIS ROAD, BUTLER, PA 16001

PROPERTY ID NUMBER: I70-3F43-AI0E4-0000

BEING THE SAME PREMISES WHICH JAMES L. BOWSER AND LINDA S. BOWSER BY DEED DATED 8/22/1984 AND RECORDED 8/22/1984 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1200 AT PAGE 410, GRANTED AND CONVEYED UNTO DOROTHA KIRK THURNER.

PROPERTY ADDRESS: 130 PURVIS ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 170-3F43-A1E4-0000

Seized and taken into execution to be sold as the property of DOROTHA KIRK THURNER in suit of LAKEVIEW LOAN SERVICING 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:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA 866-413-2311

MICHAEL T. SLUPE, Sheriff  
BUTLER COUNTY, Pennsylvania