

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30113

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.

ALL that certain piece, parcel or tract of land situate in Allegheny Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of the South line of Township Road T-544 and the West line of B.B. Williams, a distance of 2062 feet, more or less, to a point on the South line oflands ofD.B. Williams; thence continuing along the West line oflands of formerly C. Blauser now Kenneth and Richard Blauser, South 0° 45' West, a distance of 1100 feet to a point; the place of beginning of the herein described tract of land, said point being the Northwest comer; thence South 88.5° East, a distance of 687 feet to a point, the Northeast comer; thence South a distance of 440 feet to a point, the Southeast comer; thence North 88.5° West, a distance of 692 feet to a point, the Southwest comer, thence in a Northerly direction a distance of 440.02 feet to a point, the place of beginning.

TOGETHER WITH a right-of-way for ingress and egress to and from Township Road T-544 over and across a 30 foot private right-of-way to the existing 20-foot right-of-way, which runs North and South throughout as set forth in the Lot Plan.

BEING known as tax parcel number 020-S2-A16 in the Office of the Recorder of Deeds of Butler County, Pennsylvania.

BEING Lot 16 on the Lot Plan for Mr. Kenneth Blauser as recorded at Rack File 66, Page 8 in said Office of the Recorder of Deeds of Butler County, Pennsylvania

BEING KNOWN AS: 159 TIMBER LANE, PARKER, PA 16049 PROPERTY ID NUMBER: 020-S2-A16.0000
BEING THE SAME PREMISES WHICH WILLIAM H. SHOUP, JR. BY DEED DATED 5/1/2015 AND RECORDED 5/21/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 201505210010918, GRANTED AND CONVEYED UNTO WILLIAM H. SHOUP, JR. AND KIMBERLY J. BRINK AND WAYNE L. BRINK, HUSBAND AND WIFE, TENANCY BY THE ENTIRETIES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

PROPERTY ADDRESS: 159 TIMBER LANE, PARKER, PA 16049

UPI / TAX PARCEL NUMBER: 020-S2-A16.0000

Seized and taken into execution to be sold as the property of KIMBERLY J. BRINK, WAYNE L. BRINK, WILLIAM H. SHOUP AKA WILLIAM H. SHOUP, JR. in suit of CU MEMBER MORTGAGE, A DIVISION OF COLONIAL SAVINGS.

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