

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30128

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.

TAX I.D. #: 563-8-173

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE THIRD WARD OF THE CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER BEING A POINT 54 FEET WEST OF THE POINT WHERE THE SOUTH LINE OF WEST DIAMOND STREET INTERSECTS THE WEST LINE OF CHESTNUT STREET; THENCE IN A SOUTHERLY DIRECTION ALONG LOT 1, A DISTANCE OF 50.95 FEET TO THE NORTH LINE OF LOT 2; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF LOT 2, 11 FEET TO A POINT; THENCE ALONG THE WEST LINE OF LOT 2 IN A SOUTHERLY DIRECTION 34.65 FEET TO A POINT ON THE NORTH LINE OF LOT 3; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF LOT 3, 11 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF LOT 3, 25 FEET TO A POINT ON THE NORTH LINE OF A 20-FOOT ALLEY; THENCE ALONG THE NORTH LINE OF THE AFORESAID 20-FOOT ALLEY IN A WESTERLY DIRECTION 16 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION 112.3 FEET ALONG THE EAST LINE OF LOT 5 TO A POINT ON THE SOUTH LINE OF WEST DIAMOND STREET, A 60-FOOT STREET; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF THE AFORESAID WEST DIAMOND STREET, 34 FEET TO A POINT, THE PLACE OF BEGINNING.

BEING LOT 4 IN THE SUBDIVISION OF W. G. MCINTOSH PLAN OF LOTS AS LAID OUT BY L.C.D. GREENOUGH, C.E.

BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS PER SURVEY OF LAND SURVEYORS, INC. DATED MAY 17, 1996 AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF WEST DIAMOND STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED AND BEING COMMON TO THE NORTHWEST CORNER OF LOT OF NOW OR FORMERLY J. A. TAYLOR, ET AL.; THENCE BY TAYLOR, SOUTH 02 DEGREES 35 MINUTES 09 SECONDS WEST, 50.95 FEET TO A POINT ON THE NORTHERN LINE OF LOT NO. 2, NOW OR FORMERLY D. OSGOOD; THENCE BY SAME, THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 87 DEGREES 55 MINUTES 44 SECONDS WEST, 11.00 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 21 SECONDS EAST, 34.65 FEET TO A POINT ON THE NORTHERN LINE OF LOT OF NOW OR FORMERLY IRVIN; THENCE BY IRVIN, THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 89 DEGREES 03 MINUTES 59 SECONDS WEST, 11.00 FEET; SOUTH 01 DEGREE 15 MINUTES 10 SECONDS EAST, 24.99 FEET TO A POINT ON THE NORTHERN LINE OF BORTMAS ALLEY; THENCE BY SAME, NORTH 87 DEGREES 18 MINUTES 00 SECONDS WEST, 16 FEET TO A POINT, THE SOUTHEAST CORNER OF LOT OF NOW OR FORMERLY K. L. SMITH; THENCE BY SMITH, NORTH 02 DEGREES 40 MINUTES 39 SECONDS EAST, 112.08 FEET TO A POINT ON THE SOUTHERN LINE OF WEST DIAMOND STREET; THENCE BY SAME, SOUTH 87 DEGREES 18 MINUTES 00 SECONDS EAST, 34 FEET TO AN IRON PIPE, THE PLACE OF BEGINNING.

Being known as: 405 W DIAMOND STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Christopher D. Fennell and Megan A. Fennell, husband and wife, by deed from ERIC JOHN OSGOOD dated June 6, 2014 and recorded June 10, 2014 in Instrument Number 201406100012866.

PROPERTY ADDRESS: 405 WEST DIAMOND STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 563-8-173

Seized and taken into execution to be sold as the property of CHRISTOPHER D. FENNELL, MEGAN A. FENNELL in suit of FIRST FEDERAL BANK.

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:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania