

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30131

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, MARCH 15, 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 piece, parcel or tract of land situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of State Route 2015 at a point in the northeasterly corner of other lands of Grantor herein and the southeasterly corner of land now or formerly of G.E. Johns, Jr; thence proceeding along the center line of said State Route 2015 South 4° 36' 13" West, a distance of 525.50 feet to a point; thence continuing along center line of State Route 2015 South 3° 44' 28" West, 296.08 feet to a point at the true place of beginning; thence proceeding South 3° 44' 28" West, a distance of 50 feet to a point; thence along line of lands now or formerly of Montgomery North 86° 59' 30" West, a distance of 576.20 feet to a pipe; thence South 3° 25' 25" West, a distance of 278.57 feet to point; thence South 8° 7' 20" East, a distance of 621.80 feet to an iron pin; thence along line of lands now or formerly of W. Coe, North 86° 57' 24" West, distance of 822.68 feet to an existing post; thence along line of lands now or formerly of Smith North 3° 21' 1" East, a distance of 1,702.11 feet to an iron pin; thence North 88° 43' 10" East, a distance of 314.27 feet to an iron pin; thence South 12° 52' 18" East, a distance of 717.38 feet to a point; thence South 64° 48' 14" East, a distance of 227.68 feet to an iron pin; thence South 85° 48' 9" East, a distance of 550.95 feet to a point at the true place of beginning.

BEING THE SAME PROPERTY granted and conveyed by a certain Deed from John T. Lang and Martha A. Lang, his wife, to Nicholas J. Moraitis per dated September 24, 1990, and recorded on July 5, 1991 in the Butler County Register of Deeds Office in Deed Book Volume 1809, Page 19. Nicholas J. Moraitis (hereinafter now "Decedent") died on or about July 30, 2022. The Estate of Nicholas J. Moraitis, Deceased, was filed in the Register of Wills of Allegheny County on or about October 3, 2022 at File #02-22-06438. Matthew H. Moraitis was appointed Administrator of the Estate per Letters of Administration dated October 3, 2022.

HAVING erected thereon a dwelling being commonly known and numbered as 446 Monroe Road, Sarver, PA 16055.

BEING further identified as TAX PARCEL I.D. NO. 040-1F07-1GAD-0000.

This Property is taken at Execution as the Property of Matthew H. Moraitis, as Executor of Estate of Nicholas J. Moraitis, Deceased.

PROPERTY ADDRESS: 446 MONROE ROAD, SARVER, PA 16055

UPI / TAX PARCEL NUMBER: 040-1F07-1GAD-0000

Seized and taken into execution to be sold as the property of MATTHEW H. MORAITIS, AS EXECUTOR OF ESTATE OF NICHOLAS J. MORAITIS, DECEASED, THE UNITED STATES OF AMERICA C/O U.S. ATTORNEY FOR WESTERN DISTRICT OF PA in suit of FIRST NATIONAL BANK OF PENNSYLVANIA.

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:
DAVID W RAPHAEL
PITTSBURGH, PA 412-465-9718

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania