

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30147

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.

Land Situated in the Township of Adams in the County of Butler in the State of PA

ALL THAT CERTAIN Unit Designated as Unit I0D Being a Unit In The Adams Ridge Condominium, a Condominium Situate In Adams Township, Butler County, Pennsylvania, Which Unit Is The Same As Designated In The Declaration Of Condominium of Adams Ridge Condominium (The 'Declaration') Recorded In The Office Of The Recorder of Deeds For The County Of Butler ("Recorder") In Record Book Volume 2693, Page 959, Having Attached Thereto A Plat And Plans And As Designated And More Specifically Described In The First Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2705, Page 846, Second Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2721, Page 720, And Third Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2757, Page 508, And Fourth Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2769, Page 274, And Fifth Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2781, Page 264, And Sixth Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2791, Page 874, And Seventh Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2797, Page 396, And Eighth Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2836, Page 19, And Ninth Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2851, Page 613, And Tenth Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2890, Page 137, And Eleventh Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2905, Page 166, Aud The Twelfth Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2917, Page 261, And Thirteenth Amended Declaration Of Condominium Recorded In The Recorder's Office In Record Book Volume 2946, Page 751, Having Attached To The Amendments Revised Plats and Plans.

BEING KNOWN AS: 81042 LOST VALLEY DRIVE AKA 81402 LOST VALLEY DRIVE UNIT 10D, MARS, PA 16046

PROPERTY ID NUMBER: 010-S9-HA 10D-0000

BEING THE SAME PREMISES WHICH ADAMS RIDGE, INC. BY DEED DATED 7/7/1999 AND RECORDED 8/19/1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3039 AT PAGE 0752, GRANTED AND CONVEYED UNTO JOSEPH W. TOMMANEY, NOW DECEASED AND RETA C. TOMMANEY, NOW DECEASED, HUSBAND AND WIFE.

PROPERTY ADDRESS: 81042 LOST VALLEY DRIVE, AKA 81402 LOST VALLEY DRIVE UNIT 10D, MARS, PA 16046

UPI / TAX PARCEL NUMBER: 010-S9-HA10D-0000

Seized and taken into execution to be sold as the property of LINDA BRIDGER SOLELY IN HER CAPACITY AS HEIR OF RETA C. TOMMANEY, DECEASED, SHEILA PAPPAS SOLELY IN HER CAPACITY AS HEIR OF RETA C. TOMMANEY, DECEASED, KATHLEEN TOMMANEY SOLELY IN HER CAPACITY AS HEIR OF RETA C. TOMMANEY, DECEASED, KEVIN TOMMANEY SOLELY IN HIS CAPACITY AS HEIR OF RETA C. TOMMANEY, DECEASED, TIMOTHY TOMMANEY SOLELY IN HER CAPACITY AS HEIR OF RETA C. TOMMANEY, DECEASED, THE UNKNOWN HEIRS OF RETA C. TOMMANEY, DECEASED in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC..

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