

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-30176

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, JULY 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.

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TAX I.D. #: 055-28-A140-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BUTLER, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH 290 FEET BY LOT NO. 141 IN THE PLAN OF LOTS HEREINAFTER MENTIONED; BOUNDED ON THE EAST 75 FEET BY YOUNG AVENUE; BOUNDED ON THE SOUTH 290 FEET BY LOT NO. 139 IN THE PLAN OF LOTS HEREINAFTER MENTIONED; AND BOUNDED ON THE WEST 75 FEET BY AN ALLEY. BEING LOT NO. 140 IN THE YOUNG PLAN OF LOTS IN BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND HAVING THEREON ERECTED A ONE AND ONE-HALF STORY FRAME DWELLING HOUSE AND GARAGE.

Being known as: 324 YOUNG AVENUE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Estate of Edward A. Benko by deed from STEVE A. DANIELS AND GOLDIE E. DANIELS, HIS WIFE dated July 14, 1959 and recorded July 14, 1959 in Deed Book 730, Page 8. The said Estate of Edward A. Benko died on August 25, 2017 without a will or appointment of an Administrator, thereby vesting title in Richard A Benko, Known Surviving Heir of Emily Benko, John Benko, Known Surviving Heir of Emily Benko, and Unknown Surviving Heir of Emily Benko by operation of law. The said Estate of Emily J. Benko died on April 21, 2022 without a will or appointment of an Administrator, thereby vesting title in Richard A Benko, Known Surviving Heir of Emily Benko, John Benko, Known Surviving Heir of Emily Benko, and Unknown Surviving Heir of Emily Benko by operation of law.

PROPERTY ADDRESS: 324 YOUNG AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 055-28-A140-0000

Seized and taken into execution to be sold as the property of RICHARD A. BENKO, KNOWN SURVIVING HEIR OF EMILY BENKO, JOHN BENKO, KNOWN SURVIVING HEIR OF EMILY BENKO, UNKNOWN SURVIVING HEIR OF EMILY BENKO in suit of OCWEN LOAN ACQUISITION TRUST 2023-HB1.

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**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