

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30002

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.

TAX I.D. #: 430-SI-BIA-0000

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE IN THE BOROUGH OF HARRISVILLE, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF THE CALVARY ORTHODOX PRESBYTERIAN CHURCH; THENCE NORTH 25 DEGREES EAST, PARALLEL TO THE CENTER LINE OF ROUTE 8, 190 FEET TO A POINT OF BEGINNING OF THE PARCEL OF LAND HEREBY CONVEYED; THENCE NORTH 25 DEGREES EAST, 200 FEET, PARALLEL TO THE CENTER LINE OF ROUTE 8, TO A POINT; THENCE SOUTH 65 DEGREES EAST, 200 FEET, PERPENDICULAR TO ROUTE 8, TO A POINT; THENCE SOUTH 25 DEGREES WEST, 200 FEET, PARALLEL TO ROUTE 8, TO A POINT; THENCE PERPENDICULAR TO ROUTE 8, NORTH 65 DEGREES WEST, 200 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 40,000 SQUARE FEET.

Being known as: 461NORTH MAIN STREET, HARRISVILLE, PENNSYLVANIA 16038.

Title to said premises is vested in Sarahlea A. Humes and Richard E. Humes, Jr., husband and wife, by deed from DAVID A. DENNIS & KEITH D. DENNIS, CO-EXECUTORS OF THE ESTATE OF FLORENCE E. DENNIS, DECEASED dated November 10, 2021 and recorded November 19, 2021 in Instrument Number 202111190032548.

PROPERTY ADDRESS: 461 NORTH MAIN STREET, HARRISVILLE, PA 16038

UPI / TAX PARCEL NUMBER: 430-S1-B1A-0000

Seized and taken into execution to be sold as the property of SARAHLEA A. HUMES, RICHARD E. HUMES, JR. in suit of CITIZENS BANK, N.A..

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