

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30056

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.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Unit 8-B in Townhouse Building B Resubdivision Southern Valley Commons Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 291, page 27.

SUBJECT TO Declaration of Covenants, Conditions and Restrictions, including but not limited to easements and assessments created therein, as recorded in Record Book 2369, page 651; First Amendment in Record Book Volume 2433, page 40; Second Amendment in Record Book Volume 2463, page 351; Third Amendment in Record Book Volume 2506, page 312; Fourth Amendment in Record Book Volume 2693, page 956; Fifth Amendment in Instrument No. 200107270020603 and Sixth Amendment in Instrument No. 200206270022003; and Instrument No. 200407120022712 and First Amendment in Instrument No. 200411090035851.

SUBJECT TO an 8 foot easement for utilities as they now exist extending from the front and rear of unit

PARCEL NO. 010-S12-B8B.

Being the same premises conveyed to Gabriel Michael Varrenti, by deed from Akou E. Amefia and Kokouvi D Danklou, husband and wife, dated March 20, 2020, recorded June 25, 2020 in Butler county.

781 Norwegian Spruce Drive, Mars, PA 16046

PROPERTY ADDRESS: 781 NORWEGIAN SPRUCE DRIVE, MARS, PA 16046

UPI / TAX PARCEL NUMBER: 010-S12-B&B

Seized and taken into execution to be sold as the property of GABRIEL MICHAEL VARRENTI in suit of PLANET HOME LENDING, LLC.

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:
HILL WALLACK LLP
YARDLEY, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania