

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-30014

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, MAY 17, 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 and lot of land situate in Center Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point, said point being the Southeast corner of the tract herein described, said point being common to the North line of Cherokee Drive and line of Lots No. 126 and 127; thence by the North line of Cherokee Drive by a curve to the left, having a radius of 99.28 feet, a distance of 32.42 feet; thence continuing by the North line of Cherokee Drive, North 88° 23' West, a distance of 68.07 feet to a point on line of Lot No. 125; thence continuing by the same, North 02 22' 50" East, a distance of 170.00 feet to a point on line of lands of now or formerly L.A. Cook; thence continuing by the same, South 88° 23' East, a distance of 100.00 feet to a point on line of Lot No. 127; thence continuing by the same, South 02' 22' 50" West, a distance of 175.69 feet to a point on the North line of Cherokee Drive, the place of beginning. And being Lot No. 126 in the Timberly Heights Addition No. 1 Plan of Lots, as recorded on April 22, 1963, in Rack File Section 30, Page 40.

SUBJECT to the building conditions and restrictions of the Timberly Heights Plan of Lots as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania.

BEING the same premises conveyed to Stanley K. Kerr, widower, and Gail Kerr, single woman, by deed of Stanley K. Kerr, widower, and recorded in the office of the Recorder of Deeds of Butler County, Pennsylvania, at Instrument number 200603080005258. The said Stanley K. Kerr having departed this life on November 28, 2006, title to the within property vested in Gail J. Kerr, by operation of law.

BEING known as tax parcel number: 060-S13-A126-0000.

PROPERTY ADDRESS: 418 CHEROKEE DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 060-S13-A126-0000

Seized and taken into execution to be sold as the property of GAIL J. KERR in suit of ARMCO CREDIT UNION, A CREDIT UNION ORGANIZED AND EXISTING UNDER THE LAWS OF THE COMMONWEALTH 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:  
DILLON, MCCANDLESS, KING, COULTER & GRAHAM LLP  
BUTLER, PA 724-2832200

**MICHAEL T. SLUPE, Sheriff**  
BUTLER COUNTY, Pennsylvania