

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30013

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 LOT OF LAND SITUATE IN THE VILLAGE OF MURRINSVILLE, TOWNSHIP OF MARION, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY LOT OF LAND NOW OR FORMERLY OF CATHERINE MCCULLOUGH HEIRS; ON THE EAST BY PUBLIC HIGHWAY KNOWN AS BUTLER-FRANKLIN ROAD; ON THE SOUTH BY LOT OF LAND NOW OR FORMERLY OF D. G. COURTNEY HEIRS, FORMERLY MICHAEL MCLAUGHLIN; AND ON THE WEST BY LAND OF J. MORTLAND HEIRS.

Parcel Number: 210-2F47-8E-0000

Property Address: 2645 West Sunbury Road, Boyers, PA 16020-1811

BEING the same premises which KAREN M. HEDGLIN AND THOMAS A. FITZGERALD, AS TENANTS IN COMMON by Deed dated March 6, 2006, and recorded in the Office of Recorder of Deeds of Butler County on March 9, 2006 Instrument#200603090005317 granted and conveyed unto JOSEPH L. FITZGERALD, A SINGLE MAN. Joseph L. Fitzgerald departed this life on December 17, 2021.

PROPERTY ADDRESS: 2645 WEST SUNBURY ROAD, BOYERS, PA 16020

UPI / TAX PARCEL NUMBER: 210-2F47-8E-0000

Seized and taken into execution to be sold as the property of CARRIE COULTER SOLEY IN HER CAPACITY AS KNOWN HEIR OF JOSEPH L FITZGERALD, DECEASED, THE UNKNOWN HEIRS OF JOSEPH L FITZGERALD in suit of METROPOLITAN LIFE INSURANCE COMPANY.

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:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania