

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30026

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 Oakland, Butler County, Pennsylvania, being Lot #5 in the Bonnie Brook Highlands, Plan of Lots as recorded in the Recorder of Deed's Office of Butler County, Pennsylvania in Plan Book Volume 97, Page 38.

Parcel Number: 250 S4 C50000

Property Address: 105 Saint Wendelin Road, Butler, PA 16002

BEING the same premises which MARIE FRIEL TRUST, DEBORAH MACHESTY, TRUSTEE AND MARIE M FRIEL, WIDOW by Deed dated November 16, 1993, and recorded in the Office of Recorder of Deeds of Butler County on November 17, 1993, at Book 2378, Page 0009 granted and conveyed unto KATHLEEN M. CAROTHERS, SINGLE. Kathleen M. Carothers A/K/A Kathleen Carothers.

PROPERTY ADDRESS: 105 SAINT WENDELIN ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 250-S4-C50000

Seized and taken into execution to be sold as the property of KATHLEEN M. CAROTHERS A/K/A KATHLEEN CAROTHERS in suit of MORTGAGE ASSETS MANAGEMENT, 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:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania