

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30035

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.

Land Situated in the Borough of Seven Fields in the County of Butler in the State of PA

ALL that certain lot or piece of ground, being Unit No. 3902 in Lot No. 39 of the Castle Creek Townhouses Plan of Lots Phase III, recorded in the Butler County Recorder of Deeds Office in Plan Book Volume 224, page(s) 8-10.

BEING KNOWN AS: 457 GEORGETOWN COURT, SEVEN FIELDS, PA 16046

PROPERTY ID NUMBER: 505-S1-L3902-0000

BEING THE SAME PREMISES WHICH SEVEN FIELDS DEVELOPMENT COMPANY, A PENNSYLVANIA TRUST, AS SUCCESSOR BY MERGER TO SEVEN FIELDS DEVELOPMENT CORPORATION, A PENNSYLVANIA CORPORATION, AS SUCCESSOR BY MERGER TO CANTERBURY VILLAGE, INC. BY DEED DATED 10/20/2000 AND RECORDED 10/24/2000 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 200010240025090, GRANTED AND CONVEYED UNTO ROBERTA L BALAS, NOW DECEASED.

PROPERTY ADDRESS: 457 GEORGETOWN COURT, SEVEN FIELDS, PA 16046

UPI / TAX PARCEL NUMBER: 505-S1-L3902-0000

Seized and taken into execution to be sold as the property of ROBERT BALAS ADMINISTRATOR OF THE ESTATE OF ROBERTA L. BALAS, DECEASED in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC..

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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA 866-413-2311

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania