

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30066

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, NOVEMBER 15, 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 or tract of land situate in Butler Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point at the intersection of the dividing line between Lots 1 and 2 of the property Subdivision for Tom Keown and the Eastern line of East Boundary Street, being the Southwest corner of the lot herein conveyed; thence North 4°13' East along East Boundary Street, a distance of 85.00 feet to a point; thence South 69°37' East a distance of 150.00 feet to a point; thence South 4° 13' West, along lands of now or formerly Derides a distance of 43.23 feet to a point; thence North 85° 41' West along the Northern line of lot 2 in said plan of lots, a distance of 144.07 feet to a point; being the place of beginning.

Being all of Lot No. 1 in the property subdivision for Tom Keown as recorded in Butler County Plan Book 139, page 18, per survey of Lucas Engineering Company and Assoc., dated April 17, 1990.

Under and subject to reservations, restrictions easements and rights of way as recorded in prior instruments of record and/or conveyances which are apparent from a physical inspection of said property.

Parcel Number: 055 28 D30000

Property Address: 578 Kohler Avenue Extension, Butler, PA 16001

BEING the same premises which Donna J. Griffin now Donna J. Higgins and Mark D. Higgins, her husband by Deed dated November 21, 2008, and recorded in the Office of Recorder of Deeds of Butler County on November 21, 2008, Instrument# 200811210025862 granted and conveyed unto Catherine J. Hilliard.

PROPERTY ADDRESS: 578 KOHLER AVE EXTENSION, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 055-28-D30000

Seized and taken into execution to be sold as the property of MELISSA HILLIARD, SOLELY IN HER CAPACITY AS KNOWN HEIR OF CATHERINE J. HILLIARD, DECEASED, THE UNKNOWN HEIRS OF CATHERINE J HILLIARD, DECEASED in suit of PHH MORTGAGE CORPORATION.

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