

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30112

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 lot of land situated in Center Township, Butler County, Pennsylvania being known and designated as Lot No. 30 in the Timberly Heights Plan of Lots recorded in Butler County, Pennsylvania in Rack File Section 22 Page 17 and being more particularly described as follows:

BEGINNING at a point, said point being the Southeast corner of the tract herein described, said point being c the North line of Mohawk Drive and common to line of Lot Nos. 29 and 30; thence along the North line of Mohawk Drive, North 87° 45' West 106 feet to a point on line of Lot No. 31 in the same plan; thence along same North 2° 15' East 200 feet to a point on line of lands of now or formerly Mack; thence along same South 87° 45' East 106 feet to a point on line of Lot No. 29 in the same plan; thence along same, South 2° 15' West a distance of 200 feet to a point on the North line of Mohawk Drive, the place of beginning.

BEING THE SAME PREMISES which James M. Grecco and Barbara J. Grecco, Trustees of the Grecco Family Trust dated July 28, 2000, by Deed dated August 10, 2021 and recorded on September 22, 2021, in the Butler County Recorder of Deeds Office as Instrument No. 202109220026871, granted and conveyed unto James Freed.

Being Known as 116 Mohawk Drive, Butler, PA 16001

Parcel I.D. No. 060-S13-A30-0000

PROPERTY ADDRESS: 116 MOHAWK DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 060-S13-A30-0000

Seized and taken into execution to be sold as the property of JAMES FREED in suit of WILMINGTON SAVINGS FUN SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-8.

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:
HLADIK ONORATO AND FEDERMAN, LLP
NORTH WALES, PA 215-855-9521

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania