

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-30137

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:

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.

## PARCEL 1

Parcel A:

ALL THAT CERTAIN tract of land situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of the Northeasterly line of a certain 20-foot alley with the Southerly line of a tract hereby described, which point is also the Northwesterly corner of Parcel No. 1 in that certain deed from Michael Pawk, widower to LynMar, Inc. dated May 8, 1979, recorded in Butler County at Deed Book 1091, page 830; thence from said point of beginning along the Northeasterly line of said 20-foot alley North 41 degrees 17 minutes West 612.73 feet to a point; thence continuing along same North 02 degrees 45 minutes East 395.60 feet to a point on the line of land now formerly of Smith; thence South 88 degrees 15 minutes East 73.81 feet to a point; thence continuing along the same, the following courses and distances: South 29 degrees 25 minutes 49 seconds East 552.23 feet; south 54 degrees 54 minutes 01 second East 284.23 feet; thence by an arc of a circle curving to the left in a Southeasterly direction having a radius of 370 feet, a distance of 290.58 feet to a point; thence Southerly 115 feet, more or less, to the Northerly line of the tract to be conveyed by the deed mentioned above in this description; thence along the same North 87 degrees 11 minutes West 452.86 feet to the point of beginning. Containing 6.01 acres.

BEING PARCEL 052-29-DD

ALSO ALL THAT CERTAIN tract of land situate m Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point, being the South line of the 6.01 acres, above described, lands now or formerly of Michael L. Pawk, said point on the West line of lands owed by General Richard Butler Vagabonds, said point being the Northeast corner of this triangular parcel of land; thence along the west line of lands of General Richard Butler Vagabonds South 34 degrees West 200 feet, more or less, to the Northeast corner of Parcel B herein, lands now or formerly of Michael L. Pawk, said point also being the South line of a 20-foot wide private alley; thence along the South line of said 20-foot wide private alley in a generally Northwesterly direction through an unopened alley between Lots 246 and 247 in the Kohler Plan of Lots, a distance of 241 feet, more or less, to the northwest corner of Parcel B herein, lands now or formerly of Michael L. Pawk; thence Northeasterly through said 20-foot wide alley, a distance of 20 feet; thence Northwesterly along the North line of said 20-foot wide alley, a distance of 45 feet, more or less, to a point on the above described 6.01 acres parcel, lands now or formerly of Michael L. Pawk; thence along the above described 6.01 acres parcel, lands now or formerly of Michael L. Pawk South 87 degrees 11 minutes East, a distance of 350 feet, more or less, to a point on property of General Richard Butler Vagabonds, the place of beginning. Being a triangular parcel of land.

BEING PARCEL NO. 052-29-DF

Parcel B:

ALL THOSE CERTAIN lots or parcels of land situate in Lyndora, Butler Township, Butler County, Pennsylvania, bounded and described as follows, to wit:

On the northeast by land of Phil Loveric; 241 feet, more or less On the southeast 130 feet by Lewis Jerry;

On the southwest 247 feet by Lewis Avenue;

On the northwest 130 feet by formerly Ann Dudeck.

AND being known as Lots 243, 244, 245, 246, 247 and 248 in the Kohler Plan of Lots, an unrecorded plan of lots as made for F.X. Kohler in 1918 by Fred Harper, Registered Engineer.

SUBJECT TO the conditions, exceptions, restrictions, reservations, covenants, and easements as contained in prior instruments of record.

SUBJECT TO reservations and exceptions as contained in prior conveyances of record.

BEING THE SAME PREMISES which Michael J. Pawk, Executor of the Estate of Michael L. Pawk a/k/a Dr. Michael L. Pawk, DDS, Deceased, by Deed dated September 8, 2017 and recorded in the Office of the Recorder of Deeds of Butler County on September 12, 2017 at Instrument No. 201709120019729, granted and conveyed unto The General Richard Butler Vagabonds Junior Drum & Bugle Corps.

BEING PARCEL NO. 052-29-A244

BEING PARCEL NO. 052-29-DD and 052-29-DF (Parcel A) and 052-29-A244 (Parcel B)

PARCEL II

ALL THAT CERTAIN piece, parcel, and tract of land situated in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of the within-described parcel of land, said point being on the South side of West Butler Creek and said point also being on the North side of a 20-foot unopened alley, said alley running parallel to Lewis Avenue, a 50-foot right of way, and being the first alley North of said Lewis Avenue and parallel to said Lewis Avenue; thence from said beginning point crossing West Butler Creek and along other lands of now or formerly Micheal Pawk North 34° 00' East, a distance of 209.30 feet to a point on other lands of Michael Pawk; thence along said other lands South 56° 00' East 300 feet to a point on other lands of Michael Pawk; thence along said other lands South 34° 00' West, a distance of 209.30 feet to a point on the South side of West Butler Creek, said point also being on the North side of said 20-foot alley; thence along the North line of said 20-foot alley North 56° 00' West a distance of 300 feet to a point, the place of beginning.

TOGETHER with the right of ingress, egress, and regress to and from the above-described parcel of land to Lewis Avenue by a 25-foot wide right of way, the description of which is as follows:

BEGINNING at the Southwest corner of the above-described parcel of land; thence along other lands of now or formerly Michael Pawk North 34° 00' East, a distance of 90.00 feet to a point on the South right-of-way line of said 25-foot wide right of way, the true place of beginning of said 25-foot wide right of way; thence North 56° 00' East, a distance of 170 feet; thence South 34° 00' West a distance of 220 feet to a point on the North line of Lewis Avenue, a 50-foot wide public road, a/k/a Legislative Route #10046; thence along the North side of Legislative Route #10046 North 56° 00' West, a distance of 30 feet; thence continuing along other lands of Michael Pawk North 34° 00' East, a distance of 245 feet; thence continuing along the same South 56° 00' East, a distance of 200 feet to a point to a point on the above-described parcel of land; thence along the above-described parcel of land South 34° 00' West, a distance of 25 feet to a point, the true place of beginning of the 25-foot wide right of way running in a generally Easterly-Westerly direction and which right of way is 30 feet wide running in a generally Northerly-Southerly direction from Lewis Avenue. The within-described right of way is to be used for ingress, egress and regress to parties of the second part herein, their heirs and assigns forever. Reserving unto the said Michael Pawk, et ux, his heirs and assigns forever, the right to use said right of way for ingress, egress and regress to other lands of Michael Pawk adjoining the above-described parcel.

It is understood and agreed between the parties hereto that party of the second part, its heirs, successors and assigns, shall have sole responsibility for the care, maintenance and repairs of the creed-bed, slope and culvert of West Butler Creek within the area of the above-described property and within the area of the above-described right of way and party of the second part herein, its heirs, successors and assigns, shall comply with all local, county, state and federal regulations pertaining to said West Butler Creed within the confines of the above-described property and the above-described right of way.

BEING THE SAME PREMISES which Michael Pawk and Marie Pawk, his wife, by Deed dated June 16, 1975 and recorded in the Office of the Recorder of Deeds of Butler County on June 17, 1975 in Deed Book Volume 1007, Page 898, granted and conveyed unto The General Richard Butler Vagabonds Junior Drum & Bugle Corps.

BEING PARCEL 052-29-IA-0000

PARCEL III

ALL THAT CERTAIN piece, parcel, and tract of land situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on Woodrow Avenue, said point being the northwestern corner of lot of Uram; thence South 2° 45' West 115 feet to a point on other lands of Michael Pawk; thence North 87° 11' West 87 feet; thence North 2° 45' East 115 feet to the southern line of Woodrow Avenue; thence in an eastern direction along Woodrow Avenue 87 feet to the point of beginning.

THIS conveyance is made subject to an existing lane which runs across the southern portion of the lot hereby conveyed, in a southwesterly direction.

BEING THE SAME PREMISES which Michael Pawk by Deed dated May 24, 1983 and recorded in the Office of the Recorder of Deeds of Butler County on December 2, 1985 in Deed Book Volume 1257, Page 125, granted and conveyed unto The General Richard Butler Vagabonds Junior Drum & Bugle Corps.

BEING PARCEL 052-29-E137-0000

PROPERTY ADDRESS: 138 WHITESTOWN ROAD, LYNDORA, PA 16045

UPI / TAX PARCEL NUMBER: 052-29-DD

Seized and taken into execution to be sold as the property of GENERAL RICHARD BUTLER VAGABONDS JUNIOR  
DRUM AND BUGLE CORPS in suit of NEXTIER BANK, N.A..

**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:  
GRENEN & BIRSIC, P.C.  
PITTSBURGH, PA 412-281-7650

**MICHAEL T. SLUPE, Sheriff**  
BUTLER COUNTY, Pennsylvania