

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-30143

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.

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## FIRST PARCEL:

ALL that certain lot of land situate in the Village of Annisville, Washington Township, Butler County, Pennsylvania, being Lot 24 in the Plan of Lots of the aforesaid Village, bounded and described as follows:

BEGINNING at that northwest corner, thence southeast 120 feet by lands of now or formerly R.O. Lewis; thence southwest 60 feet by lands of now or formerly William Cook heirs; thence northwest 120 feet by Lot No. 25 in the aforesaid Plan of Lots; thence northeast 60 feet by public road leading from the Emlenton to Butler to the place of beginning. Said lot fronting on the aforesaid road 60 feet and extending in a southerly direction by parallel lines a distance of 120 feet. The above described lot having thereon erected a one and one-half story frame dwelling.

ALSO: ALL that piece, parcel or lot of land situate and lying in the Village of Annisville, Washington Township, Butler County, Pennsylvania, being Lot 25 in the Plan of Lots aforesaid Village and being bounded and described as follows:

BEGINNING at the northwest corner at the Butler and Emlenton public road; thence southeast 140 feet by lot of land of now or formerly Floyd K. Shira; thence southwest 60 feet by lands of now or formerly Lizzie Cook; thence northeast 60 feet by Butler and Emlenton public road aforesaid. Said lot fronting 60 feet on the Butler and Emlenton public road and extending in a southerly direction by parallel lines a distance of 140 feet.

ALSO, ALL that certain piece or parcel of land situate in Washington Township, Butler County, Pennsylvania, being Lot No. 23 in the John Black's Draft or Plan of Annisville bounded and described as follows:

BEGINNING at the southwest corner on the east side of State Highway Route 38 from Butler to Emlenton; thence in a northly direction along said State Highway Route 38, 60 feet to Lot No. 22, now or formerly owned by Shira; thence in an easterly direction along Lot No. 22, 120 feet to an alley, never opened; thence in a westerly direction along the same 120 feet to said State Highway Route 38.

BEING known and designated as Tax Parcel Number 310-51-D23 in the Deed Registry Office of Butler County, Pennsylvania.

HAVING erected thereon a residential dwelling municipally known and numbered as 2678 Oneida Valley Road, Petrolia, PA 16050.

## SECOND PARCEL:

ALL THAT CERTAIN lot of land situate in the Township of Washington, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

FIRST: All that certain lot of land situate in the Village of Annisville, Washington Township, Butler County, Pennsylvania, identified as Lot No. 22 in the Annisville Plot as recorded in the Recorder's Office of Butler County, Pennsylvania, and further described as follows:

BEGINNING at the southwest corner of Lot 21 of this same Plan; thence South 65° East, 120 feet to an alley; thence South 25° West for a distance of 60 feet along said alley to Lot No. 23 of the same aforementioned Plan; thence North 65° West along said lot, 120 feet to Pennsylvania State Highway Route 38 formerly identified as a street in this same Plan; thence North 25° East, along said highway to the place of beginning; said lot containing 7,200 square feet.

SECOND: All that certain piece, parcel and lot of land situate in the Village of Annisville, Washington Township, Butler County, Pennsylvania, the same being bounded and described as follows:

BEGINNING at the northwesterly corner of Lot No. 21 in the Plot of Annisville as recorded in the Office of the Registrar and Recorder of Butler County, Pennsylvania; thence South 65° East, 120 feet along an alley to a point on said alley; thence South 25° West, 60 feet along said alley to Lot No. 22; thence North 65° West along said lot 120 feet to a street known as Pennsylvania State Highway Traffic Route No. 38; thence North 25° East along said highway, 60 feet to the place of beginning; containing 7,200 square feet and having thereon erected a frame dwelling

house and outbuilding. Being known as Lot No. 21.

BEING known and designated as Tax Parcel Number 310-S1-D21 in the Deed Registry Office of Butler County, Pennsylvania.

PROPERTY ADDRESS: 2678 ONEIDA VALLEY RD, PETROLIA, PA 16050

UPI / TAX PARCEL NUMBER: 310-51-D23

**Seized and taken into execution to be sold as the property of TIMOTHY R. CONNER in suit of ARMCO CREDIT UNION, A CREDIT UNION ORGANIZED AND EXISTING UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA.**

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**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:**  
DILLION MCCANDLESS KING COULTER & GRAHAM L.L.P  
CRANBERRY TOWNSHIP, PA

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