

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30145

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, MAY 16, 2025
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 the Borough of Prospect, Butler County, Pennsylvania, bounded and described as follows; to-wit:

BEGINNING at the northwest corner of the tract herein conveyed in the center line of old Legislative Route 79 (Old Traffic Route 422) on line of lands of C. Rodgers, thence along center line of Old Legislative Route 79 (Old Traffic Route 422) South 66° 36' East, a distance of 580.03 feet to a point on line of lands of Wilson, thence along line of lands of Wilson, South 20° 17' West 601.03 feet to a point on line of lands of William Wilson, thence along line of lands of William Wilson, North 89° 08' West 303.01 feet to a point on line of lands of C. Rodgers; thence along line of lands of C. Rodgers, North 1° 32' West 789.79 feet to a point in the center line of a public road, the place of beginning.

Being Lots 1, 2, 3, 4, and 5 according to a survey of Greenough, McMahan & Greenough, Inc., R.E. made for John M. Dixon, February 11, 1953.

Tax Parcel Number 490-S1-B-0000.

Being the same property conveyed by deed to Homer Robinson and Barbara Robinson, his wife from Eugene R. Soulsby and Eleanor Soulsby, his wife and Richard L. Soulsby and Theresa Soulsby, his wife, on January 17, 1969 and recorded at the Office of the Recorder of Deeds of Butler County on May 23, 1994 in Deed Book Volume 900, Page 504. The said Homer Robinson died on October 22, 1994, thereby vesting complete right, title and interest in the premises to Barbara Robinson, his surviving spouse.

AND

ALL that certain piece, parcel and tract of land situate in the Borough of Prospect, Butler County, Pennsylvania, bounded and described as follows:

On the North by land now or formerly of John Greer; on the East by land now or formerly W. Cratty, L. Wilson and J.D. Albert; on the South by land now or formerly H.H. Wilson and Harvey Heirs; and on the West by land now or formerly H. Ruby. Containing 22 acres, more or less.

TOGETHER with all rights in a certain right of way for road purposes as contained in the deed from James M. Marshall and wife to William Wilson dated May 3, 1897 and recorded in Butler County, Pa. at Deed Book 188, Page 18.

Said above described tract more particularly bounded and described as per survey of Greenough, McMahan & Greenough, Inc., Engineers and Surveyors dated June, 1956, to wit:

BEGINNING at a point at the existing stake, said point being the Northwest corner of the within described tract on line of lands of now or formerly Robinson; thence continuing by line of lands of now or formerly Robinson and now or formerly Braden and A.E. Miller, South 89° 08' East, a distance of 759.04 feet to a point on line of lands of the same; thence continuing by line of lands of now or formerly A.E. Miller, South 89° 22' East, a distance of 81.17 feet to a stone corner, being the Northeast corner of the within described tract; thence continuing by lands now of romerly of Miller, now or formerly Gray, South 1° 24' East, a distance of 516.50 feet to a stone point; thence by line of lands now or formerly McCall, South 1° 20' East, a distance of 254.84 feet to an existing hub; thence continuing by line of lands of now or formerly the Dunbar Plan of Lots, South 1° 20' East, a distance of 365.00 feet to a stone corner, said corner being the Southeast corner of the within described tract and adjacent to a 20-foot right of way as originally described in Deed Book 188, Page 18; thence by line of lands of C.B. Hockenberry and now or formerly G. Wilson, South 87° 30' West, a distance of 836.23 feet to a point, the Southwest corner of the within described tract; thence by line of lands of now or formerly R.J. Skrak, North 1° 32' West, a distance of 1,185.34 feet to an existing stake, the place of beginning.

The within described tract containing 22.31 acres as per survey aforesaid and recorded herewith.

Tax Parcel Number 490-S1-33-0000.

Being the same property conveyed by deed to Homer Robinson and Barbara Robinson, his wife from A.P. Sarnosky, also known as Albert Sarnosky and Mildred Sarnosky, his wife, on December 20, 1977 and recorded at the Office of

the Recorder of Deeds of Butler County on December 21, 1977 in Deed Book Volume 1058, Page 493. The said Homer Robinson died on October 22, 1994 thereby vesting complete right, title and interest in the premises to Barbara Robinson, his surviving spouse.

PROPERTY ADDRESS: 111 OAK DRIVE, PROSPECT, PA 16052

UPI / TAX PARCEL NUMBER: 490-S1-B-0000

Seized and taken into execution to be sold as the property of BARBARA ROBINSON in suit of PROSPECT BOROUGH.

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:
STEPANIAN & MENCHYK, LLP
BUTLER, PA 724-285-1717

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania