

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30025

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, JANUARY 17, 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 LOT OF LAND SITUATE IN MARION TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERN CORNER AT A POINT;

THENCE BY LANDS OF WILLIAM MAYBOLD, FORMERLY, NOW G. VIZLOLT, NORTH 1-1/4 EAST FEET (4) PERCHES TO A POST;

THENCE BY LANDS OF SAME AND ALONG MIDDLE OF PUBLIC ROAD, SOUTH 88 DEGREES, NINE AND 11/100 (9.11) PERCHES TO A POST;

THENCE BY LANDS OF J.Z. MORRIS, FORMERLY, NOW BISHOP HUGH C. BOYLE, TRUSTEE, SOUTH 1-1/4 WEST, FIVE AND 15/100 (5.15) PERCHES TO A POST;

THENCE BY RIGHT OF WAY OF S. AND A. R.R., NORTH 79 DEGREES WEST, NINE AND 12/100 (9.12) PERCHES TO THE PLACE OF BEGINNING, CONTAINING ONE- FOURTH OF AN ACRE, MORE OR LESS, WITH DWELLING HOME THEREON ERECTED.

PARCEL ID: 210-SI-B32

BEING THE SAME PREMISES WHICH THOMAS REDDY AND TIMOTHY S STEWART, BY DEED DATED 09/03/2016 AND RECORDED 03/06/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUTLER AS DEED INSTRUMENT NO. 201703060004734, GRANTED AND CONVEYED UNTO TIMOTHY S STEWART AND KATHERIN STEWART, HUSBAND AND WIFE, IN FEE.

Tax Parcel: 210-SI-B32-0000

Premises Being: 1174 Boyers Road, Boyers, PA 16020

PROPERTY ADDRESS: 1174 BOYERS ROAD, BOYERS, PA 16020

UPI / TAX PARCEL NUMBER: 210-S1-B32

Seized and taken into execution to be sold as the property of TIMOTHY S. STEWART, KATHERIN STEWART in suit of PA DEPT OF REVENUE.

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:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-666

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania