

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30168

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.

TAX I.D. #: 010-S13-A614-0000

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 614, IN THE TREESDALE-FOUR LAKES NEIGHBORHOOD PHASE 6, AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY PENNSYLVANIA, IN PLAN BOOK VOLUME 219, PAGE 11-14.

UNDER AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TREESDALE OF RECORD IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN RECORD BOOK VOLUME 1980 PAGE 251 AS THE SAME MAY BE SUPPLEMENTED OR AMENDED.

Being known as: 109 ONTARIO COURT, GIBSONIA, PENNSYLVANIA 15044.

Title to said premises is vested in Dina Lynn Flaherty and Kevin P. Flaherty, husband and wife, by deed from 1999 Between Trees Development Company, A Pennsylvania Joint Venture General Partnership dated October 27, 1999 and recorded November 10, 1999 in Instrument Number 199911100031984.

PROPERTY ADDRESS: 109 ONTARIO COURT, GIBSONIA, PA 15044

UPI / TAX PARCEL NUMBER: 010-S13-A614-0000

Seized and taken into execution to be sold as the property of DINA LYNN FLAHERTY, KEVIN P. FLAHERTY in suit of BANK OF AMERICA, 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:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania