

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30177

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 ground situate in the Village of Fenelton, Clearfield Township (Township erroneously omitted on some prior recorded documents), Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at the northwesterly corner of said tract herein conveyed; thence along Carbon Center Road, North 87°28' 34" East a distance of 100.00 feet to a point; thence along lands now or formerly of Carson, South 02° 31' 26" East a distance of 200.00 feet to a point; thence along lands now or formerly of Keene, South 87° 28' 34" West a distance of 100.00 feet to a point; thence along lands now or formerly of Carson, North 02° 31' 26" West a distance of 200.00 feet to a point, the place of beginning.

THIS DESCRIPTION is made in accordance with survey dated June 24, 2002, by Bock and Clark registered surveyors, for Philip Michel.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING ERECTED THEREON A TWO-STORY FRAME AND BRICK DWELLING HOUSE WITH TWO STALL INTEGRAL GARAGE KNOWN AND NUMBERED AS: 984 CARBON CENTER ROAD, FENELTON, PA 16034

PARCEL NO: 090 S1 B90000

BEING THE SAME PREMISES WHICH Philip Michel, by Deed dated June 2, 2017 and recorded June 5, 2017 in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania, Instrument No. 2017-06050011597, granted and conveyed unto Mark Eiler.

TO BE SOLD AS THE PROPERTY OF MARK EILER ON JUDGMENT NO. 24-10545

PROPERTY ADDRESS: 984 CARBON CENTER ROAD, FENELTON, PA 16034

UPI / TAX PARCEL NUMBER: 090-S1-B90000

Seized and taken into execution to be sold as the property of MARK EILER AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT in suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY.

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:
PURCELL, KRUG & HALLER
HARRISBURG, PA 17123-4178

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania