

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30191

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 piece, parcel or lot of land situate in Penn Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center line of Middle Trail in Steppland Plan of Lots No. 2, on line of Lot No. 49 in the same plan of lots; thence South 0° 14' 30" East 77.90 feet to a point in the center line of a twenty (20) foot easement; thence along the center line of said twenty foot easement, South 50° 51' West 160.66 feet to a point; thence North 0° 14' 30" West 178.81 feet to a point in the center line of Middle Trail; thence along the center line of Middle Trail, North 89° 45' 30" East 125 feet to a point, the place of beginning. BEING the Easterly one-half of Lot No. 55 in Steppland Plan No. 2, recorded in the Recorder's Office in and for Butler County in Plan Rack 14, Section 18. the within description is in conformity with a survey made by Greenough, McMahan & Greenough, Inc., R. ES., dated April 2, 1956

PARCEL#: 270 S5 A550000

BEING Known As: 207 Middle Trail, Butler, PA 16002

BEING the same premises which William J. Carts and Grace E. Carts, husband and wife, by Deed dated May 6, 1960 and recorded May 6, 1960, in the Recorder's Office of Butler County, Pennsylvania, as Book No. 740, Page 424, granted and conveyed unto Vito C. Morabito, Jr. and Billie J. Morabito, husband and wife.

HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 207 MIDDLE TRAIL, BUTLER, PENNSYLVANIA 16002, BOOK 740, PAGE 424, PARCEL NUMBER 270-SS-ASS0000

PROPERTY ADDRESS: 207 MIDDLE TRAIL, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 270-S5-A550000

Seized and taken into execution to be sold as the property of ESTATE OF VITO MORABITO, DECEASED, LAST RECORD OWNER/MORTGAGOR C/O JOANNE MORABITO-MILLER, KNOWN HEIR OF VITO MORABITO, JOANNE MORABITO-MILLER, KNOWN HEIR OF VITO MORABITO, KEEFE MORABITO, KNOWN HEIR OF VITO MORABITO, UNKNOWN HEIRS, DEVISES AND PERSONAL REPRESENTATIVES OF VITO MORABITO AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C/O JOANNE MORABITO-MILLER, KNOWN HEIR OF VITO MORABITO, TIMOTHY MORABITO, KNOWN HEIR OF VITO MORABITO in suit of CAG NATIONAL FUND I LLC.

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:
ROMANO, GARUBO & ARGENTIERI
WOODBURY, NY 8563841515

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania