

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30207

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.

ALL that certain piece, parcel or tract of land situate in Summit Township, Butler County, Pennsylvania, bounded and described as follows:

COMMENCING at a point in the center line of T-628, at a point in common to Lot No. 1 of the same Plan; thence along the center line of T-628, North 1 1 degrees 19 minutes West, a distance of 128.21 feet to a point; thence continuing along the center line of T-628, North 4 degrees 41 minutes West, a distance of 21.79 feet to a point on line of Lot No. 3 of the same Plan; thence along line of Lot No. 3, North 85 degrees 53 minutes 10 seconds West, a distance of 484.69 feet to a point on line of lands of now or formerly M.C. Geibel; thence along line of lands of now or formerly M.C. Geibel, North 7 degrees 7 minutes East, a distance of 145.32 feet to a point on line of Lot No. 1; thence along line of Lot No. 1, South 85 degrees 53 minutes 10 seconds East, a distance of 439.64 feet to a point in the center line of T-628, the place of beginning.

CONTAINING 1.54 acres in accordance with survey of Greenough & Greenough, Inc. dated September 20, 1976.

BEING Lot No. 2 in the Property Subdivision of Regis R. Shuler and Betty J. Shuler as recorded in the Recorder's Office of Butler County, PA at Plan Book 68, Page 31.

HAVING erected thereon a dwelling known as 135 Rimp Road, Butler, PA 16002 and designated as Assessment No. 290-S4-C2-0000.

SUBJECT to all exceptions, reservations and covenants, conditions, easements, rights of way, oil and gas leases, and coal and/or mining rights, set forth in any prior instruments of record or the recorded plan.

BEING the same property which Debra L. Smith, now known as Debra L. Fair and Dawn S. Finucan, by Deed dated September 23, 2015 and recorded with the Recorder of Deeds of Butler County, Pennsylvania on September 25, 2015 at Instrument No. 201509250021236, granted and conveyed unto Corey A. Stewart and Candace E. Corvi, as joint tenants with the right of survivorship in the survivor.

PROPERTY ADDRESS: 135 RIMP ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 290-S4-C2-0000

Seized and taken into execution to be sold as the property of COREY A STEWART, CANDACE E CORVI in suit of FIRST COMMONWEALTH BANK.

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:
MCGRATH MCCALL, P.C.
PITTSBURGH, PA 412-281-4333

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania