

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30223

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, MAY 16, 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 TRACT OF LAND SITUATE FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING DESIGNATED AS LOT NUMBER 1 OF THE JAMES BANEY PLAN 2 RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN PLAN BOOK VOLUME 138, PAGE 31.

SUBJECT TO A FIFTY (50) FOOT BUILDING LINE.

SUBJECT TO INGRESS AND EGRESS ACROSS LOT TO EXISTING DRIVEWAY AS SHOWN ON RECORDED PLAN.

UNDER AND SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS RECORDED IN PRIOR INSTRUMENTS OF RECORD.

PARCEL NO. 160-3F70-6AIAA-OOOO

FOR INFORMATIONAL PURPOSES ONLY: Being known as 182 Glade Run Road, Renfrew, PA 16053

BEING THE SAME PREMISES which James E. Baney and carol E. Baney, husband and wife, by Deed dated June 29, 1990 and recorded July 5, 1990 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Book 1612, Page 295 granted and conveyed unto William Potts and Eileen Potts, husband and wife, in fee.

PROPERTY ADDRESS: 182 GLADE RUN ROAD, RENFREW, PA 16053

UPI / TAX PARCEL NUMBER: 160-3F70-6A1AA-0000

Seized and taken into execution to be sold as the property of WILLIAM POTTS in suit of CARRINGTON MORTGAGE SERVICES, 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:
LOGS LEGAL GROUP, LLP
KING OF PRUSSIA, PA 610-278-6800

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania