

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30221

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 the Township of Franklin, County of Butler and State of Pennsylvania, being known and numbered as Lot No. 21 in the Andrews Realty Company of New Castle Plan of Lots, known as Mount Chestnut springs, as the same is recorded in the Recorder's Office of Butler County at Plot Book 4, Page 24, said lot being bounded and described as follows: Bounded on the North by Lot No. 51 in said plot of Moun Chestnut Springs; on the East by Lot No. 24 in said plot; on the South by Lot No. 22 in said plot and on the West by McConnell Drive, and extending back of even width a distance of two hundred (200) feet. SAID property being more specifically described as follows:

BEGINNING at a point in the center line of McConnell Drive, said point being the Northwest corner of the parcel herein described and common to the Southwest corner of Lot No. 51; thence by Lot 51, North 81° 57' 45" East, 200 feet co an existing monument at the Northwest corner of Lot 24; thence by Lot 24, South 2° 2' 15" East, 115 feet to an existing iron pin at the Northeast corner of Lot 22; thence by Lot 22, South 87° 57' 45" West, 200 feet to a point in the center line of McConnell Drive; thence by same, North 2° 2' 15" West, 115 feet to a point the place of beginning.

PROPERTY KNOWN AS 119 McConnell Drive, Butler, PA 16001

Parcel Number: 170-S2-A21-0000

Property Address: 119 McConnell Drive, Butler, PA 16001

BEING the same premises which Clifford P. Boyer a/k/a Clifford R. Boyer and Bobbie L. Boyer by Deed dated May 7, 2004 and recorded in the Office of Recorder of Deeds of Butler County on May 10, 2004 Instrument#200405100014714 granted and conveyed unto Christine L. Getner.

PROPERTY ADDRESS: 119 MCCONNELL DRIVE, BULTER, PA 16001

UPI / TAX PARCEL NUMBER: 170-S2-A21-0000

Seized and taken into execution to be sold as the property of CHRISTINE L. GETNER in suit of LAKEVIEW LOAN SERVICING, 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:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania