

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30055

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 lot situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot No. 12 in the Meredith Glen Estates Plan as recorded in the Recorder's Office of Butler County in Plan Book Volume 281, page 5.

BEING designated as Tax Parcel No. 10-S19-B 12 in the Butler County Deed Registry Office.

HAVING erected thereon a dwelling known as 400 Chelsea Court, Mars, PA 16046.

SUBJECT to building lines, rights of way, easements, mining and mineral rights, restrictions, reservations and exceptions as set forth on the recorded plan and as may appear in prior instruments of record.

BEING the same property conveyed to Paul Maloney, unmarried by deed dated May 24, 2006 and recorded in the Recorder's Office of Butler County on May 30, 2006 at Instrument Number: 200605300012949.

PROPERTY ADDRESS: 400 CHELSEA COURT, MARS, PA 16046

UPI / TAX PARCEL NUMBER: 10-S19-B12

Seized and taken into execution to be sold as the property of PAUL MALONEY, DEPARTMENT OF TREASURY INTERNAL REVENUE SERVICE UNITED STATES OF AMERICA C/O U.S. ATTORNEY FOR THE WESTERN DISTRICT OF PENNSYLVANIA in suit of COMMUNITY 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:
BASSI, VREELAND & ASSOCIATES, P.C.
WASHINGTON, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania