

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30156

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, JULY 18, 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 and lot of land situate in Venango Township, Butler County, Pennsylvania, being known and designated as Lot No. 1F-A on the Lot Line Revision for Michael D. Burgoon recorded in the Recorder's Office of Butler County, Pennsylvania, at Plan Book 277, Page 43.

BEING more commonly known as 450 Jamison Road, Boyers, PA 16020, and Butler County Tax Parcel No. 300-2F38-2LA.

BEING the same property conveyed to James D. Tibbetts and Kimberly B. Tibbetts, husband and wife, by Deed of Arthur D. Marbell, Jr. and Lorinda E. Marbell, husband and wife, dated December 30, 2021, and recorded with the Butler County Recorder of Deeds on December 30, 2021, at Instrument No. 202112300035990.

PROPERTY ADDRESS: 450 JAMISON ROAD, BOYERS, PA 16020

UPI / TAX PARCEL NUMBER: 300-2F38-2LA

Seized and taken into execution to be sold as the property of JAMES D. TIBBETTS, KIMBERLY B. TIBBETTS in suit of ROCKLAND LEASE FUNDING CORP. PROFIT SHARING PLAN.

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:
DILLION MCCANDLESS KING COULTER & GRAHAM LLP
BUTLER, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania