

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30133

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, NOVEMBER 21, 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 or tract of land situate in the Township of Butler, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows:

ALL that certain unit designated as Unit 356-D in Whitestown Village Townhouses, a unit property project, submitted to the provisions of the Unit Property act (Act of July 3, 1963, P.L. 196) pursuant to Declaration recorded in the Recorder's Office of Butler County, Pennsylvania in Deed Book 963, Page 699; the Declaration Plan entitled "Declaration Plan for Whitestown Village Townhouses" in the Whitestown Village Composite Unit Property Plan and recorded in said Recorder's Office in Rack File 63, Page 6a, 6b and 6c, including the Whitestown Village Composite Unit Property Plan consisting of the Subdivision Plan for Whitestown Village and Subplan I entitled "Roadway Easements and Utility Plan for Whitestown Village" and Subplan II entitled "Title Plan for Whitestown Village" all as recorded in said Recorder's Office in Rack File 63, Page 4, 5a and 5b, and by reference therein and thereto incorporated into the Whitestown Village Townhouses and the Codes of Regulations for Whitestown Village Townhouses recorded in the Recorder's Office in Deed Book Volume 963, Page 709 and the Amended Code of Regulations for Whitestown Village Townhouses, recorded in the Recorder's Office in Deed Book 968, Page 549.

TOGETHER with its proportionate undivided interest in the common elements including its undivided interest in the easements appurtenant to the above described tract of land submitted to the provisions of the act, as more specifically set forth in the Declaration for Whitestown Village Townhouses recorded as aforesaid in Deed Book 963, Page 699. Said interest is 2.083 1/3%.

The title to the realty in which the Unit hereby conveyed, constitutes an interest held subject to the reservations, easements, conditions and encumbrances more specifically set forth in the Declaration and the Amended Code of Regulations, above referred to, recorded as aforesaid.

The Grantee, for and on behalf of the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this deed, covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the Common Elements and other Common Expenses as may be assessed from time to time by the Council in accordance with the Unit Property Act of Pennsylvania, and further covenant and agree that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed and that, except insofar as Section s705 and 706 of said Unit Property Act may relieve a subsequent Unit Owner of liability for prior unpaid assessments, this covenants shall run with and bind the land or Unit hereby conveyed and all subsequent owners thereof.

HAVING erected thereon a dwelling known as 129 Whitestown D Vig, a/k/a 129D Whitestown Village, Butler, PA 16001 and designated as Tax/Map Parcel #056-65-B356D-0000.

UNDER and subject to all conditions, covenants and restrictions of record.

Under and subject to easements, rights of way, oil and gas leases, restrictions, reservations, exceptions, agreements and coal and mining rights as set forth in prior instruments of record.

BEING the same premises which Paul W. Oleyar, by Deed dated June 24, 2005, and recorded with the Recorder of Deeds of Butler County, Pennsylvania on July 7, 2005, at Instrument No. 200507070017748, granted and conveyed unto David P. Huebeschen and Kimberly L. Huebschen.

PROPERTY ADDRESS: 129 WHITESTOWN VILLAGE, APT D, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-65-B356D-0000

Seized and taken into execution to be sold as the property of DAVID P HUEBSCHEN, KIMBERLY HUEBSCHEN in suit of WHITESTOWN VILLAGE TOWNHOUSE ASS..

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.

