

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2025-30228

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 15, 2026
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 or piece of ground situate in the Borough of Harmony, County of Butler and Commonwealth of Pennsylvania, known as Lot No. 24 in the Seneca Heights Plan 2, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Rack File 52, page 20, A & B and being more particularly described as follows:

BEGINNING at a point said point being at the Southwest corner of land herein described and being formed by the intersection of the dividing line between Lots 24 and 25 in said Plan with the North line of a 50 foot right of way known as Seneca drive; thence along said dividing line North 21 degrees 52' 10" West a distance of 150 feet to a point; thence along the dividing line between Lots 4 and 24 in said Plan North 68 degrees 07' 50" East a distance of 90 feet to a point; thence along the dividing line between Lots 23 and 24 in the said Plan South 21 degrees 52' 10" East a distance of 150 feet to a point on the Northern line of Seneca Drive, thence along the Northern line of Seneca Drive South 68 degrees 07' 50" West a distance of 90 feet to a point being the place of beginning.

BEING THE SAME PREMISES which Burton O. White and Sharon L. White, husband and wife, by Deed dated October 17, 1995 and recorded on October 25, 1995, in the Butler County Recorder of Deeds Office at Deed Book Volume 2570 at Page 855, granted and conveyed unto Gregory C. Richards and Deborah A. Richards, husband and wife.

Being Known as 1109 Seneca Drive, Harmony, PA 16037

Parcel I.D. No. 420-S2-1B240000

PROPERTY ADDRESS: 1109 SENECA DRIVE, HARMONY, PA 16037

UPI / TAX PARCEL NUMBER: 420-S2-1B240000

Seized and taken into execution to be sold as the property of DEBORAH A. RICHARDS, GREGORY C. RICHARDS in suit of TOWD POINT MORTGAGE TRUST 2018-5.

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:
HLADIK, ONORATO & FEDERMAN, LLP
NORTH WALES, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania