

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30116

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 and lot of land situate in Butler Township, Butler County and Commonwealth of Pennsylvania, being Lot No. 1 in the Conaway Heights Plan of Lots as recorded August 30, 1950 in Rack File 15, Page 15, bounded and described as follows:

Beginning at a point, said point being the Southwest corner of the tract herein described, said point being common to the center line of the Meridian Road and the North line of Lawrence Avenue; thence continuing by the center line of the Meridian Road, North 2" 0' East, a distance of 100 feet to a point; thence South 87" 24' 30" East, a distance of 216.78 feet to a point on line of Lot No. 28; thence continuing by the same South 2" 0' West, a distance of 120.86 feet to a point on the North line of Lawrence Avenue; thence continuing by the same North 81" 55' West, a distance of 218.0 feet to a point in the center line of the Meridian Road, the place of beginning

This conveyance is made by the Grantor and accepted by the Grantees, subject to any and all oil and gas leases of record effecting said premises and existing electric pole lines and subject to the following building restriction:

The building shall be placed at least 40 feet from the property line of said 40 foot street designated on the plan as Lawrence Avenue and shall have a valuation of at least \$5,000.00.

Also known as Parcel Number: 056-17-B1-0000

Parcel Number: 056 17 B10000

Property Address: 105 Lawrence Ave, Butler, PA 16001

BEING the same premises which Joseph A. Greene II and Andrea L. Greene. by Deed dated July 5, 2023 and recorded in the Office of Recorder of Deeds of Butler County on February 15, 2024 Instrument# 202402150002089 granted and conveyed unto Kaiser Property Management LLC.

PROPERTY ADDRESS: 105 LAWRENCE AVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-17-B1-0000

Seized and taken into execution to be sold as the property of ANDREA L GREENE, JOSEPH A GREENE, II 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, P.C.
WARRINGTON, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania