SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2024-30053

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 or lot of land situate in the Township of Clearfield, Butler County, Pennsylvania, being bound and described as follows:

BEGINNING at a point at the intersection of the centerline of Legislative Route 10125 (Old Route 422) and the East line of land of now or formerly McBride, said point being the Northwest corner; thence South 73 degrees 08' East along the centerline of Old Route 422 a distance of 319.41 feet to a point, the Northwest corner; thence South 16 degrees 52' West through land of Muir a distance of 533.83 feet to a point, the Southeast corner; thence North 56 degrees 14' 24" West through land of Muir a distance of 202.02 feet to a point, the Southwest corner; thence North 2 degrees East along the East line of land of McBride a distance of 491.03 feet to a point, the place of beginning.

CONTAINING 2.93 acres as per survey of Lucas Engineering Company dated June 25, 1986.

PARCEL IDENTIFICATION NO: 090 1F67 26A0000

For information purpose only, property also known as:
2810 East Old 422, Fenelton, PA 16034

TITLE TO SAID PREMISES IS VESTED IN Rebecca Devore, by deed from Mathew R. Andre, dated 8/24/2007 and recorded on 8/29/2007, in the Butler County Recorder of Deeds Office, as Instrument Number # 200708290022684.

PROPERTY ADDRESS: 2810 EAST OLD 422, FENELTON, PA 16034

UPI / TAX PARCEL NUMBER: 090-1F67-26A-0000

Seized and taken into execution to be sold as the property of REBECCA DEVORE in suit of U.S. BANK TRUST NATIONAL ASSOCIATION.

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:
PARKER MCCAY, P.A.
MOUNT LAUREL, NJ

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.