SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30211

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, JANUARY 15, 2027
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.

Tax Id Number(s): 150-1F57-23AC

Land Situated in the Township of Fairview in the County of Butler in the State of PA

ALL that certain piece , parcel or tract of land situate in Fairview Township, Butler County, Pennsylvania, bounded and described as follows:

Beginning at the intersection of the centerline of Legislative Route 10061, the East line of lands of B.E. McGinnis, and the West line of lands of now or formerly P.D. Sherwin; thence South along the West line of lands of P.D. Sherwin a distance of 249 feet to a point, the place of beginning of the herein described tract of land and the Northeast corner hereof; thence in a Westerly direction along line of lands of Clark, of which this is a part, a distance of 175 feet to a point; thence North a distance of 125 feet to a point on the South line of lands of Clara Blakley; thence in a Westerly direction along line of lands of Blakley a distance of 168 feet to a point on line of lands of now or formerly J. Roudebush and R. Burdett; thence South along the East line of lands of Burdett a distance of 150 feet to a point; thence West along the South line of lands of Burdett and Clark (of which this is a part) a distance of 300 feet to a point on line of lands of Heron Heirs, the Northwest corner hereof thence South along line of lands of now or formerly Heron Heirs a distance of 147 feet to a point on line of lands of Heron Heirs , the Southwest corner hereof, thence East along line of lands of Heron Heirs a distance of 643 feet to a point on line of lands of Sherwin, the Southeast corner; thence North along line of lands of Sherwin a distance of 173 feet to a point, the place of beginning.

Together with a right of way for ingress, egress and regress to said tract of land as set forth in previous deeds of record.

Commonly known as: 1610 Hooker Rd, Karns City, PA 16041

BEING the same premises which Frederick Virden Clark and Toss P. Clark, by Deed dated 08/05/1966 and recorded 08/05/1966 in the Office of the Recorder of Deeds in and for the County of Butler in Deed Book 866 and Page 758, granted and conveyed unto Norman E. Risinger and Gloria M. Risinger, husband and wife, in fee.

The said Norman E. Risinger departed this life on 01/17/2019 and vested title unto his wife, Gloria M. Risinger.

The said Gloria M. Risinger departed this life on 05/10/2025 and vested title unto Unknown Heirs, Successors, Assigns, and All persons, Firms or Associations Claiming Right, Title, or Interest from or under Gloria M. Risinger A/K/A Gloria Risinger, Deceased.

Tax Parcel: 150 1F57 23AC0000 A/K/A 150-1F57-23AC-0000 A/K/A 150-1F57-23AC & 150 1F57 23AC0001 A/K/A 150-1F57-23AC-0001 A/K/A 150-1F57-23AC

PROPERTY ADDRESS: 1610 HOOKER ROAD, KARNS CITY, PA 16041

UPI / TAX PARCEL NUMBER: 150-1F57-23AC-0000

Seized and taken into execution to be sold as the property of BEVERLY A RISINGER, KNOWN HEIR OF GLORIA M. RISINGER A/K/A GLORIA RISINGER, DECEASED, THOMAS E RISINGER, KNOWN HEIR OF GLORIA M. RISINGER A/K/A GLORIA RISIINGER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GLORIA M. RISINGER A/K/A GLORIA RISINGER, DECEASED in suit of ROCKET MORTGAGE, 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:
BROCK & SCOTT, PLLC
KING OF PRUSSIA, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.