SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30225

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, MARCH 19, 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.

ALL that certain piece, parcel or tract of land situate in the Township of Franklin, County of Butler and State of Pennsylvania, being known and numbered as Lot No. 21 in the Andrews Realty Company of New Castle Plan of Lots, known as Mount Chestnut Springs, as the same is recorded in the Recorder's Office of Butler County at Plot Book 4, Page 24, said lot being bounded and described as follows:

Bounded on the North by Lot No. 51 in said plot of Mount Chestnut Springs; on the East by Lot No. 24 in said plot; on the South by Lot No. 22 in said plot and on the West by McConnell Drive, and extending back of even width a distance of two hundred (200) feet.

SAID property being more specifically described as follows:

BEGINNING at a point in the center line of McConnell Drive, said point being the Northwest corner of the parcel herein described and common to the Southwest corner of Lot No. 51; thence by Lot 51, North 87° 57' 45" East, 200 feet to an existing monument at the Northwest corner of Lot 24; thence by Lot 24, South 2° 2' 15" East, 115 feet to an existing iron pin at the Northeast corner of Lot 22; thence by Lot 22, South 87° 57' 45" West, 200 feet to a point in the center line of McConnell Drive; thence by same, North 2° 2' 15" West, 115 feet to a point, the place of beginning.

CONTAINING 0.53 acre and having thereon erected a dwelling house.

SUBJECT to a 75 foot building setback line.

BEING all of Lot 21 in the Mount Chestnut Spring Plan as recorded in Rack 4, Page 24.

AS SURVEYED by Olsen, Zarnick & Seybert, Inc. by survey dated August 5, 1981.

SUBJECT, however, to the following covenants and restrictions which shall be taken to be real covenants running with the land and binding upon the parties of the second part, their heirs and assigns and by the acceptance of this Deed the parties of the second part, their heirs and assigns agree to said covenants and restrictions, which are as follows:

1. That only a single-family dwelling shall be erected on said premises as above described.
2. That no building or part thereof shall be placed or erected within seventy-five (75) feet to the center line of McConnell Drive and that no building shall be erected within six (6) feet of any other line of said property.
3, That no building erected on said premises shall in any event be used as a stable, slaughter house, chicken house or piggery
4. That no livestock or poultry shall be kept on the within described premises.

RESERVING and EXCEPTING, nevertheless, to the Andrews Realty Company of New Castle, a corporation, the right to use the streets as shown on the plot of said Mount Chestnut Springs as recorded in Butler County Plot Book 4, page 24, and the right of laying under, upon or over the aforesaid granted streets or premises, at any time or times and/or from time to time pipes and conduits for sewers, electric lights, telephone, gas, water and pole lines for electric and telephone, together with the appurtenances, to have and to hold the same unto and for the use of the said parties of the second part, their heirs and assigns, forever.

BEING the same property conveyed to John P. Cavanaugh by deed of Annadale Rimer, dated October 23, 1973, and recorded in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania in Deed Book 979, Page 524. And being the same property subject to a certain Article of Agreement be6veen John P. Cavanaugh and Clifford P. Boyer and Bobbie L. Boyer, his wife, dated August 24, 1981, and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Record Book 1137, Page 565.

AND BEING the same property conveyed to Clifford P. Boyer and Bobbie L. Boyer, his wife, by deed of John P. Cavanaugh and Evelyn Cavanaugh, his wife, dated March 9, 1984 and recorded in the Recorder of Deeds Office of Butler County, Pennsylvania in Record Book 1181, Page 573.

The Grantor certifies, pursuant to Act 97 of 1980, enacted July 7, 1980, Section 405, et seq., 35 Pa.C.S.A. 6018.405 et seq., that no hazardous waste is presently being deposited by them on or in the land conveyed by

(c) CountySuite Sheriff, Teleosoft, Inc.

this deed, nor has any hazardous waste ever been deposited to their knowledge on or in the land conveyed by this deed. This paragraph is being inserted in this deed pursuant to Section 405 of said Act 97 of 1980, 35 Pa.C.S.A. 6018.405 ct seq.

BEING KNOWN AS: 119 MCCONNELL DRIVE, BUTLER, PA 16001

PROPERTY ID: 170-S2-A21-0000

TITLE TO SAID PREMISES IS VESTED IN CHRISTNE L. GETNER, HER HEIRS AND ASSIGNS BY DEED FROM CLIFFORD P. BOYER, ALSO KNOWN AS CLIFFORD R. BOYER, AND BOBBIE L. BOYER, HIS WIFE, DATED MAY 7, 2004 RECORDED MAY 10, 2004 AT INSTRUMENT NO. 200405100014714

PROPERTY ADDRESS: 119 MCCONNELL DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 170-S2-A21-0000

Seized and taken into execution to be sold as the property of CHRISTINE L. GETNER 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:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MOUNT LAUREL, NJ

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

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