

**IN THE UNITED STATES
BANKRUPTCY COURT
FOR THE WESTERN
DISTRICT OF
PENNSYLVANIA**

IN RE: Bankruptcy No:
23-21068-JAD

GRACE YOUTH AND FAMILY
FOUNDATION,
Debtor, Chapter 11

GRACE YOUTH AND FAMILY
FOUNDATION,
Movant, v. Hearing Date and
Time: September 26, 2023 at
10:00 a.m.

FIRST COMMONWEALTH
BANK,
BUTLER COUNTY TAX CLAIM
BUREAU,
INTERNAL REVENUE SERVICE,
PENNSYLVANIA

DEPARTMENT OF REVENUE,
Respondents. NOTICE OF
SALE REGARDING MOTION
FOR SALE OF REAL PROPERTY
FREE AND CLEAR OF ALL
LIENS, CLAIMS AND
ENCUMBRANCES

To: Respondents and all
Creditors and Parties in
Interest of the above-named
Debtor. NOTICE IS HEREBY
GIVEN THAT Grace Youth and
Family Foundation, Debtor,
has filed a Motion for Sale of
Real and Personal Property
Free and Clear of All Liens,
Claims and Encumbrances
(the "Sale Motion") through
which it seeks authority to sell
the following Real Property, as
follows: 1. The Property
known as 100 Center Avenue,
Butler, Pennsylvania, 16001,
which is comprised of the tax
identification numbers of
562-5-120A, 562-5-120B and
562-5-121. 2. The sale
includes the sale of the
following personal property: a.
Café furniture and
equipment; b. Furniture
located on the third floor of
the building; c. Kitchen
equipment; d. The sound
system and staging; and e.
The 2nd floor program office
furniture and reception
furniture. 3. The Real Property
is owned by the Debtor. All
creditors which may hold a
lien, claim or encumbrance on
the Real Property are named
as Respondents herein. 4. The
Debtor entered into a Contract
for the Purchase and Sale of
Real Property (the
"Agreement") dated August
15, 2023, with Non Profit
Development Corporation,
Inc., ("the Purchaser") for the
Purchase Price of
\$375,000.00 5. A hearing will
be held on **September 26,
2023, at 10:00 a.m.**, before
Judge Jeffery A. Deller via the
Zoom Video Conference
Application ("Zoom"). To
participate in and join a Zoom
Hearing, please initiate and
use the following link at least
ten (10) minutes prior to the
scheduled Zoom Hearing
time:

[https://www.zoomgov.com
/j/16009283473](https://www.zoomgov.com/j/16009283473), or
alternatively, you may use the
following Meeting ID: 160
0928 3473. All participants are
required to appear by Zoom
and must comply with the
Notice of Temporary
Modification of Procedures
Before the Honorable Jeffery
A. Deller For Matters
Scheduled On or After January
1, 2021 ("Judge Deller's Zoom
Procedures"), which can be
found on the Court's website
at
[http://www.pawb.uscourts.gov
/content/judge-jeffery-deller](http://www.pawb.uscourts.gov/content/judge-jeffery-deller).

Persons without video
conferencing capabilities must
immediately contact
Chambers staff at (412)
644-4710 to make alternative
arrangements. Absent
emergency circumstances,
such arrangements must be
made no later than three (3)
business days prior to the
hearing. 6. Arrangements for
inspection prior to said sale
hearing may be made with
counsel for the Debtor, David
L. Fuchs, 554 Washington
Ave., First Floor, Carnegie, PA
15106, P: (412) 223-5404, E:
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