

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-30067

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 LOT OR PARCEL OF GROUND, SITUATE IN THE TOWNSHIP OF JACKSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 209 AS SHOWN ON THE PLAN ENTITLED, "JACKSON CROSSINGS PHASE 2 RESIDENTIAL SUBDIVISION PLAN" AND RECORDED WITH THE RECORDER OF DEEDS OFFICE, BUTLER COUNTY, PENNSYLVANIA IN PLAT BOOK 358, PAGES 14, 15 & 16.

UNDER AND SUBJECT TO CERTAIN CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE STORMWATER OPERATION AND MAINTENANCE AGREEMENT AND DECLARATION OF EASEMENT AS RECORDED WITH THE RECORDER OF DEEDS OFFICE, BUTLER COUNTY, PENNSYLVANIA AS INSTRUMENT NUMBER 201608220017145.

BEING PARCEL NO.: 180 -S8 -A209

Having Erected thereon a dwelling known as 423 Isabella Court, Zelienople, PA 16063

BEING THE SAME PREMISES which NVR Inc., a Virginia Corporation , by Deed dated 9/22/2017 and recorded in the Office of the Recorder of Deeds of Butler County on 09/26/2017 in Instrument 201709260020940, granted and conveyed unto Krista Davis and, Todd Davis, Wife and Husband and Barbara Graham, Unmarried.

PARCEL NO.: 180-S8-A209.

PROPERTY ADDRESS: 423 ISABELLA COURT, ZELIENOPLE, PA 16063

UPI / TAX PARCEL NUMBER: 180-S8-A209

Seized and taken into execution to be sold as the property of KRISTA DAVIS, BARBARA GRAHAM, TODD DAVIS in suit of PENNYMAC LOAN SERVICES 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:  
POWERS KIRN, LLC  
TREVOSSE, PA 215-942-2090

MICHAEL T. SLUPE, Sheriff  
BUTLER COUNTY, Pennsylvania