

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30093

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 15, 2024
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 First Ward of the City of Butler, Butler County, Pennsylvania, being bounded and described as follows:

BOUNDED on the North by East Boyd Avenue, formerly known as East Street, a distance of 28 feet; bounded on the East a distance of 100 feet by lot now or formerly of Marbison; bounded on the South a distance of 33.8 feet by lot now or formerly Macefe; and bounded on the West a distance of 100 feet, more or less; by lot of now or formerly Bathman. Having thereon erected a frame dwelling house and cement block garage.

Parcel ID: 561-35-60A-0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 109 East Boyd Avenue, Butler, PA 16001

BEING THE SAME PREMISES which Lee R. Cichoski, by deed dated February 24, 2006 and recorded Marc 1, 2006 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Instrument No 200603010004656 granted and conveyed unto Juan A. Aguirre and Alitza G. Abner, in fee.

ALSO BEING THE SAME PREMISES which Alitza G. Aguirre f/k/a Alitza G. Abner, by Deed dated October 26, 2020 and recorded November 16, 2020 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Instrument No. 20201160046446 granted and conveyed unto Juan A. Aguirre in fee.

PROPERTY ADDRESS: 109 EAST BOYD AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-35-60A-0000

Seized and taken into execution to be sold as the property of JUAN A. AGUIRRE in suit of NATIONSTAR 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:
LOGS LEGAL GROUP LLP
KING OF PRUSSIA, PA 610-278-6800

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania