

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2018-30093

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 LOT OF GROUND SITUATE IN THE FIRST WARD OF THE CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE LOT HEREIN DESCRIBED ON ZIEGLER AVENUE; THENCE SOUTH ALONG LOT 307 IN THE W. S. BOYD PLAN, 100 FEET, THENCE WEST ALONG LOT OF JENNIE W. BARNHART, 30 FEET; THENCE NORTH ALONG LOT OF SAME, 100 FEET TO ZIEGLER AVENUE; THENCE EAST ALONG ZIEGLER AVENUE, 30 FEET TO THE PLACE OF BEGINNING.

Parcel Number: 561-29-163

Property Address: 122 Ziegler Avenue a/k/a 122 Zeigler Avenue, Butler, PA 16001

BEING the same premises, which Katherine V. Dahl by Deed dated June 24, 1987, and recorded in the Office of Recorder of Deeds of Butler County on August 20, 1993, at Book 2349, Page 0524 granted and conveyed unto Randolph Daniel Dahl Sr. and Mary Katherine Dahl, his wife.

PROPERTY ADDRESS: 122 ZIEGLER AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-29-163

Seized and taken into execution to be sold as the property of RANDOLPH DANIEL DAHL, SR, MARY KATHERINE DAHL in suit of MCLP ASSET COMPANY INC.

**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:  
STERN & EISENBERG PC  
WARRINGTON, PA 215-572-8111

**MICHAEL T. SLUPE, Sheriff**  
**BUTLER COUNTY, Pennsylvania**