

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30104

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, NOVEMBER 17, 2023
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 lot of land situate in the Third Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

Bounded of the North ninety-four (94) feet by an alley known as Vogeley Way; bounded on the East fifty (50) feet by South Bluff Street; bounded on the South ninety-four (94) feet by Lot now or formerly of J. S. Hilliard; and bounded on the West fifty (50) feet by Lot now or formerly of William Shoup.

BEING known and numbered as 218 South Bluff Street, Butler, PA 16001

Being the same property conveyed to Donna S. Cicco, unmarried who acquired title by virtue of a deed from William J. Cicco and Donna S. Cicco, dated June 3, 1998, recorded August 28, 1998, at Deed Book 2904, Page 387, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 563 8 1180000

PROPERTY ADDRESS: 218 SOUTH BLUFF STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 563-8-1180000

Seized and taken into execution to be sold as the property of SHARON L. MOORE, AS EXECUTRIX OF THE ESTATE OF DONNA S. CICCO in suit of PNC BANK, NATIONAL ASSOCIATION.

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:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania