

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30105

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 Second Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

COMMENCING at a point at the intersection of the Westerly line of Third Street with the Northerly line of Carbon Street, said point being the Southeast corner of the premises herein described; thence by the Northerly line of Carbon Street, South 75 degrees 00 minutes 00 seconds West a distance of 75.20 feet to a point; thence North 15 degrees 00 minutes 00 seconds West a distance of 65.0 feet to a point at the Northwest corner of the premises herein described; thence North 75 degrees 00 minutes 00 seconds East a distance of 75.20 feet to a point on the Westerly line of Third Street; thence by line of same, South 15 degrees 00 minutes 00 seconds East a distance of 65.0 feet to a point, the place of beginning.

UNDER AND SUBJECT to a restriction that no beauty shop or hair styling business may be operated from the premises for a period of five (5) years following the delivery of this Deed.

HAVINO thereon erected a dwelling house and being known as 200 Third Street, Butler, PA, 16001.

BEING the same premises conveyed to Mortgagors herein by deed of Kevin P. Weser and Nancy J. Weser, husband and wife, dated and recorded on even date herewith.

Being the same premises which, Kevin P. Weser and Nancy J. Weser, husband and wife, by dated 07/20/2000 and recorded 07/20/2000, in the Office of the Recorder Deeds in and for the County of Butler, in Instrument 200007200016615, granted and conveyed unto Dennis E. Wiles and Carol A. Wiles, husband and wife, in fee.

Tax Parcel: 562-43-58-0000

Premises Being: 200 Third Street, Butler, PA 16001

PROPERTY ADDRESS: 200 THIRD STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 562-43-58-0000

Seized and taken into execution to be sold as the property of DENNIS WILES, JR., IN HIS CAPACITY AS ADMINISTRATOR AND HIER OF THE ESTATE OF CAROL A. WILES, TINA M. MILLER, IN HER CAPACITY AS HEIR OF CAROL A. WILES, DECEASED, DIANA WILES, IN HER CAPACITY AS HEIR OF CAROL A. WILES, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROL A. WILES, DECEASED in suit of WELLS FARGO BANK, N.A..

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:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-666

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania