

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-30103

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, MAY 17, 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.

Parcel One:

All that certain lot of land situate in the Borough of Chicora, County of Butler and State of Pennsylvania, being Lot No. 23, in the Shakeley Farm Oil Company's Plan or Addition to the Borough of Millerstown, now known as Chicora, recorded in the Recorder's Office of Butler County, Pennsylvania, in Deed Book Volume 49, Page 612, said lot fronting 38 feet on Grove Avenue and running back Northward 120 feet; and bounded and described as follows:

Commencing at the Northeast corner, thence running West 38 feet to lot of John O'Brien thence running South along the East side of the O'Brien lot 120 feet to Grove Avenue, thence running East along the North side of Grove Avenue 38 feet to lot of A.A. Hoch, Sr., and thence running North 120 feet to the place of beginning.

Parcel Two:

All that certain piece of lot of land situate in the Borough of Chicora, County of Butler and State of Pennsylvania, bounded and described as follows:

Bounded on the North, fifty (50) feet by lands of A.A. Hoch, Sr. Estate; on the East, one hundred twenty (120) feet by lands of A.A. Hoch, Sr. Estate; on the South, fifty (50) feet by Grove Avenue; and on the West, one hundred twenty (120) feet by other lands of Ervin W. Fennell and Thelma Jean Fennell, his wife.

BEING known and numbered as 127 Grove Avenue, Chicora, PA 16025

Being the same property conveyed to Jamie T. Pyle who acquired title by virtue of a deed from Erica Fennel f/n/a Erica McHenry, unmarried, dated November 11, 2010, recorded November 15, 2010, at Instrument Number 201011150026896, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 460- S1- B45-0000

PROPERTY ADDRESS: 127 GROVE AVENUE, CHICORA, PA 16025

UPI / TAX PARCEL NUMBER: 460-S1-B45-0000

Seized and taken into execution to be sold as the property of CODY T. PYLE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JAMIE T. PYLE, CHRIS PYLE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JAMIE T. PYLE, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF JAMIE T. PYLE (IF ANY) 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:  
MANLEY DEAS KOCHALSKI LLC  
COLUMBUS, OH 614-220-5611

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