

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-30127

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.

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TAX I.D. #: 130-S14-A204-0000

ALL THAT CERTAIN piece, parcel or lot of land lying and being situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, which parcel is known as Lot 204 in the Timberline Plan of Lots No. 2 as recorded in Plan Book Volume 78, Page 41 in the Recorder's Office of Butler County, Pennsylvania.

The improvements thereon being known as 532 Chaparral Drive, Cranberry Township, Pennsylvania - 16066.

Being known as: 532 CHAPARRAL DRIVE, CRANBERRY TOWNSHIP, PENNSYLVANIA 16066.

Title to said premises is vested in John T. Dey and Anne M. Dey by deed from VIKING REAL ESTATE MANAGEMENT, INC., BY JOHN R. HOOLAHAN, AUTHORIZED SIGNATORY dated July 30, 2018 and recorded August 6, 2018 in Instrument Number 201808060015758.

PROPERTY ADDRESS: 532 CHAPARRAL DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S14-A204-0000

Seized and taken into execution to be sold as the property of JOHN T. DEY, ANNE M. DEY in suit of CITIZENS BANK NA.

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**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:  
MCCABE, WEISBERG & CONWAY, LLC  
PHILADELPHIA, PA 215-790-1010

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