

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30166

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 situated in Summit Township, Butler County, Pennsylvania, bounded and described as follows to-wit:

BEGINNING at a point in the center of Bonniebrook Road, also known as Legislative Route 10033 at a point common with other lands of Grantors and a point being 45 feet 5 inches in a southerly direction from a point in the centerline of said road from the property now or formerly of Thomas Nebel (Tax Parcel No. 290-1F151-16F); thence along the center of Bonniebrook Road in a southerly direction, one hundred twenty-five (125) feet to a point; thence leaving Bonniebrook Road in an easterly direction two hundred twenty-five (225) feet to a point; thence in a northerly direction two hundred (200) feet to a point; thence in a westerly direction, one hundred twenty-three (123) feet to a point; thence in a southwesterly direction, one hundred sixty-three (163) feet to a point in the center of said Bonniebrook Road, the place of beginning, and containing approximately .94 acres of land with two story dwelling house and garage.

TOGETHER with a non-exclusive right-of-way over lands of Grantors from Bonniebrook Road to the lands herein conveyed.

BEING designated as Tax Parcel No. 290-1F151-16F and known as 556 Bonniebrook Road, Butler, PA 16002.

EXCEPTING AND RESERVING to Grantors, their heirs, successors and assigns, all the oil, and gas rights and interests underlying said-property, including all the rights to receive delay rentals and royalties. Grantee, her heirs, successors and assigns shall be entitled to receive all compensation from a lessee for well-siting fees, easements, pipeline rights-of-way and other surface damages.

BEING the same property conveyed to Chinelle Simpson, by Deed of Darrell G. Nebel and Cynthia E. Nebel, husband and wife, dated March 25, 2021, and recorded with the Butler County Recorder of Deeds on March 29, 2021, at Instrument No. 202103290008743.

PROPERTY ADDRESS: 556 BONNIEBROOK ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 290-1F151-16F

Seized and taken into execution to be sold as the property of CHINELLE SIMPSON in suit of DARRELL G. NEBEL.

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:
DILLON MCCANDLESS KING COULTER & GRAHAM, LLP

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania