

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019-30265

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, SEPTEMBER 20, 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 lot or parcel of ground situate in the Borough of Callery, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

BOUNDED on the North by a public street; on the East by Railroad Street; on the South by lot formerly of Samuel Staples; and on the West by lands formerly of Samuel Staples, fronting 80 feet on Railroad Street and extending back 100 feet.

Parcel Number: 350-S2-C1

Property Address: 198 Railroad St, Callery, PA 16024

BEING the same premises which MICHAEL A. CAIN, AN UNMARRIED MAN by Deed dated August 17, 2004 and recorded in the Office of Recorder of Deeds of Butler County on September 28, 2004 Instrument#200409280031514 granted and conveyed unto KEVIN HARDT AND KERRIE HARDT, HUSBAND AND WIFE

PROPERTY ADDRESS: 198 RAILROAD STREET, CALLERY, PA 16024

UPI / TAX PARCEL NUMBER: 350-S2-C1

Seized and taken into execution to be sold as the property of KEVIN S HARDT, KERRIE A HARDT in suit of U.S. BANK TRUST 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:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania