

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30012

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 of ground situate in the Fifth Ward of the City of Butler, Butler County Pennsylvania, being bounded and described as follows:

On the North, 67.5 feet by lands of now or formerly of Zeno F Henninger, on the East, 99 feet by lands of now or formerly George C. Stewart, now or formerly J. Charles Dengler, on the South 67.5 feet by West Pearl Street and on the West 98.7 feet by North Washington Street Having thereon erected a two-story frame dwelling house.

PARCEL NO. 565-11-34-0000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 198 West Pearl Street, Butler, PA 16001

BEING THE SAME PREMISES which Bradley R. Christie and Rafinurlis Eve Campbell, by Deed dated August 21, 2018 and recorded September 21, 2018 in the Office of the Recorder of Deeds in and for the County of Butler, Pennsylvania in Instrument No. 201809210019377 granted and conveyed unto Cody R. Dailey, Zachary Infantino, Tristyn Parker, and Nathan Nagy in fee.

PROPERTY ADDRESS: 198 WEST PEARL STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-11-34-0000

Seized and taken into execution to be sold as the property of CODY R. DAILEY, ZACHARY INFANTINO, TRISTYN PARKER, NATHAN NAGY in suit of SIWELL INC. DBA CAPITAL MORTGAGE SERVICES OF TEXAS.

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:
LOGS LEGAL GROUP, LLP
KING OF PRUSSIA, PA 610-278-6800

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania