

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-30019

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.

ALL that certain lot or piece of ground situate in the Borough of Evans City, formerly known as Evans City, County of Butler, and Commonwealth of Pennsylvania, being bounded and described as follows:

On the North by an alley known as Sarah Alley forty-five (45) feet; on the East by lot now or formerly of Charles Emery, now or formerly of Walter Fehl, one hundred forty-five feet; on the South by formerly Elizabeth Street, now or formerly Elizabeth Avenue forty-five (45) feet; on the West by Washington Street, one hundred forty-five (145) feet.

BEING known and numbered as 201 North Washington Street, Evans City, PA 16033

Being the same property conveyed to Gary Nicklas, unmarried who acquired title by virtue of a deed from Gary Nicklas and Debra Wicks, formerly husband and wife, dated January 31, 2011, recorded February 9, 2011, at Instrument Number 201102090003892, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 400-S1-B75-0000

PROPERTY ADDRESS: 201 NORTH WASHINGTON STREET, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 400-S1-B75-0000

Seized and taken into execution to be sold as the property of GLENN F NICKLAS, ADMR, UNKNOWN HEIRS AND ADMR OF GARY NICKLAS EST 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