

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-30024

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:

**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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All that certain lot or piece of ground situate in the 5th Ward of the City of Butler, County of Butler, and the Commonwealth of Pennsylvania, being Lot No. 10 in the Berg Plan of Lots and in the North Manor Plan of Lots, laid out by J. A. Henninger, January, 1927, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 11, page 3, bounded and described as follows:

BEGINNING on the North fifty-one (51) feet by an alley; on the East one hundred ten (110) feet by Lot No. 11 in the same plan now or formerly owned by Oliver W. Scott; on the South fifty-one (51) feet by West Fulton Street; on the West one hundred ten (110) feet by Lot No. 9 now or formerly owned by John H. Stewart.

BEING KNOWN AS: 218 WEST FULTON STREET, BUTLER, PA 16001

PROPERTY ID NUMBER: 565 11 20000

BEING THE SAME PREMISES WHICH PAUL W. BROWN, UNMARRIED BY DEED DATED 11/29/2016 AND RECORDED 12/1/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO. 201612010025231, GRANTED AND CONVEYED UNTO NATHAN JOHN GUTHSALL, A SINGLE MAN.

PROPERTY ADDRESS: 218 WEST FULTON STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-11-20000

Seized and taken into execution to be sold as the property of NATHAN J GUTSHALL in suit of CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A..

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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:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA 866-413-2311

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