

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-30004

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, JULY 19, 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 Cranberry Township, County of Butler, Commonwealth of Pennsylvania, being Lot No. 15 in the Crystal Springs Plan of Lots Phase 2 Planned Residential Development, as same is recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 178 Page 16.

Parcel Number: 130-S26-B15

Property Address: 128 Crystal Springs Drive, Cranberry Township, PA 16066

BEING the same premises which Scott R. Sutterlin and Kathleen T. Sutterlin, n/k/a Kathleen T. Meinert by Deed dated April 21, 2010, and recorded in the Office of Recorder of Deeds of Butler County on April 28, 2010, Instrument#201004280008794 granted and conveyed unto Kathleen T. Meinert.

PROPERTY ADDRESS: 128 CRYSTAL SPRINGS DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S26-B15

Seized and taken into execution to be sold as the property of KATHLEEN MEINERT in suit of NEWREZ LLC, SHELLPOINT MORTGAGE SERVICING.

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