

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30206

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 piece, parcel or lot of land situate in the Borough of Chicora, Butler County, Pennsylvania, being known and designated as Lot No. 9 (0.2697 acres) as set forth on the Casa-Bella Heights Subdivision recorded in Butler County, PA at Plan Book 220 Page 9.

BEING KNOWN AS: 220 KITTANNING STREET, CHICORA, PA 16025

PROPERTY ID NUMBER: 460 SI F32HJ0000

BEING THE SAME PREMISES WHICH DUSTIN A. SHOKOOHEE BY DEED DATED 5/6/2019 AND RECORDED 5/8/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 201905080008135, GRANTED AND CONVEYED UNTO JOSHUA S. NIXON, NOW DECEASED.

PROPERTY ADDRESS: 220 KITTANNING STREET, CHICORA, PA 16025

UPI / TAX PARCEL NUMBER: 460-S1-F32HJ0000

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF JOSHUA S. NIXON DECEASED in suit of MIDFIRST BANK.

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