

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-30050

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.

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Center, County of Butler, Commonwealth of Pennsylvania, being Lot No. 88 in the Northvue Farms Addition #1 as recorded in Rack File 7, Page 23, bounded and described as follows:

BEGINNING at the Northeast comer of the property herein described on the West side of Chestnut Drive at a point common to Lot 89; thence by the West side of Chestnut Drive, South 1° 57' West 80 feet; thence by Lot 87, North 88° 03' West 203.78 feet to a point; thence by Lot 79 North 1° 57' East 80 feet; thence by Lot No. 8 South 88° 03' East, 203.78 feet to the place of BEGINNING.

PROPERTY ADDRESS: 125 MERRY LANE, BUTLER, PA 16001

PARCEL NUMBER: 060-SI0-880000

TITLE TO SAID PREMISES IS VESTED IN BENJAMIN JOSEPH NAGY BY DEED FROM BARBARA M. SNYDER RECORDED 03/08/2011 DATED 02/25/2011 INSTRUMENT NO. 201103080006108

PROPERTY ADDRESS: 125 MERRY LANE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 060-S10-880000

Seized and taken into execution to be sold as the property of BENJAMIN JOSEPH NAGY in suit of UNITED WHOLESALE MORTGAGE, LLC.

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:  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLL  
MT. LAUREL, NJ 973-575-0707

MICHAEL T. SLUPE, Sheriff  
BUTLER COUNTY, Pennsylvania