

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-30058

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 those two certain parcels or tracts of land situate in the Fourth Ward, City of Butler, Butler County, Pennsylvania, being bounded and described as follows:

TRACT ONE:

On the North 90 feet by Lot No. 113; on the East 40 feet by an alley; on the South 90 feet by Lot No. 111; and on the west 40 feet by Summit Street, formerly Oakland Avenue. Having thereon erected a 2 story frame dwelling house and being Lot No. 112 in the East Oakland Plan of Lots. Also being designated as 213 Summit Street, Butler, Pennsylvania.

Parcel: 564 19 1640000

TRACT TWO:

On the North by Lot No. 116; on the East by Second Street; on the South by Lot No. 118; and on the West by an alley, Being Lot No. 117 in the East Oakland Plan of Lots.

Parcel: 564 19 1730000

BEING KNOWN AS: 213 SUMMIT ST, BUTLER, PA 16001

PROPERTY ID NUMBER: 564 19 1640000 & 564 19 1730000

BEING THE SAME PREMISES WHICH DAVID C. BAKER AND BARBARA H. BAY...ER, HIS WIFE BY DEED DATED

10/9/1979 AND RECORDED 11/20/1979 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1105 AT PAGE 411, GRANTED AND CONVEYED UNTO DAVID C. BAKER, NOW DECEASED.

PROPERTY ADDRESS: 213 SUMMIT STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 564-19-164/173

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS OF DAVID C. BAKER, STEPHANIE SZYMANSKI, SOLELY IN HER CAPACITY AS HEIR OF DAVID C. BAKER, DECEASED in suit of PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION.

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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

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