

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-30148

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, MARCH 21, 2025**  
**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 tract of land situate in the Third Ward, City of Butler, Butler County, Pennsylvania, bounded and described as follows:

On the North 54.91 feet by lot now or formerly Bole; On the East 80 feet by the lot now or formerly Douglas and Jennifer Easley; On the South 68 feet by Armstrong Avenue; On the West 80 feet by now or formerly Theresa Zitman. Being the Southern half of Lot. 68 in the John Negley Plan of Lots.

Parcel No. 563-4-114A-0000

Being the same property which Bryan Byers, unmarried by deed dated March 5, 2020 and recorded on March 10, 2020 at Instrument No. 202003100004904 in the Recorder's Office of Butler County, Pennsylvania, granted and conveyed unto Christopher J. Pisor.

PROPERTY ADDRESS: 144 ARMSTRONG AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 563-4-114A-0000

Seized and taken into execution to be sold as the property of CHRISTOPHER J. PISOR in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

**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:  
VITTI LAW GROUP INCORPORATED  
OAKMONT, PA 412-281-1725

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