

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30170

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 lot or piece of ground situate in the Borough of East Butler, County of Butler and Commonwealth of Pennsylvania being Lot No. 898 in the Butler Land and Improvement Company's Plot of Lots bounded and described as follows:

BOUNDED on the north by an alley, on the East by Lot No. 899 in the same plot; on the South by Madison Avenue; and on the West by Lot No. 897 in the same plot, fronting 30 feet on Madison Avenue and extending back by parallel line 120 feet to the alley.

HAVING erected thereon a dwelling. Parcel ID: 380 S2 A8980000

Property Address (for informational purposes only): 1008 Madison Avenue, East Butler, PA 16029

BEING the same premises which James E. Bellis and Colleen F. Bellis, by deed dated February 14, 2007 and recorded February 15, 2007 at Inst. No. 200702150003600 in the Office of the Recorder of Deeds of Butler County, PA, granted and conveyed unto Troy Bellis and Christine Sanderson, as joint tenants with the right of survivorship, in fee.

PROPERTY ADDRESS: 1008 MADISON AVENUE, EAST BUTLER, PA 16029

UPI / TAX PARCEL NUMBER: 380-S2-A8980000

Seized and taken into execution to be sold as the property of CHRISTINE SANDERSON, TROY BELLIS in suit of CSMC 2020-RPL3 TRUST.

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:
LOGS LEGAL GROUP, LLP
WAYNE, PA 610-278-6800

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania