

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30172

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.

TAX I.D. #: 564-21-156

ALL THAT CERTAIN LOT OF LAND SITUATE IN THE FOURTH WARD OF THE CITY OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY LOT NOW OR FORMERLY OF GEORGE MCCREA; ON THE EAST BY LOT OF LAND NOW OR FORMERLY OF JESSIE CADMAN; ON THE SOUTH BY EAST PENN STREET; AND ON THE WEST BY LOT NOW OR FORMERLY OF IDA MOORE, SAID LOT HAVING A FRONTAGE OF FORTY (40) FEET ON EAST PENN STREET AND EXTENDING NORTH, PRESERVING THE SAME WIDTH, A DISTANCE OF ONE HUNDRED AND FORTY-SEVEN (147) FEET.

Being known as: 310 EAST PENN STREET, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in William H. Conner Jr by deed from James R. Wright and Cathy L. Wright, Husband and Wife dated August 15, 2023 and recorded September 12, 2023 in Instrument Number 202309120013424.

PROPERTY ADDRESS: 310 EAST PENN STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 564-21-156

Seized and taken into execution to be sold as the property of WILLIAM H. CONNER JR in suit of CITZENS BANK, N.A..

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:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania