

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30003

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, MAY 16, 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 piece, parcel, or tract of land situate in the City of Butler, Butler County, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING AT the northwest corner, at the line of lot of now or formerly Harry Morrison and New Castle Street; thence East along New Castle Street, 50 feet to Chestnut Street; thence South along Chestnut Street, 85 feet, more or less, to an alley; thence West along said alley, 50 feet to lot of now or formerly Harry Morrison; thence North along line of said lot of Morrison, 85 feet, more or less.

HAVING THEREON erected a dwelling house and garage.

UNDER AND SUBJECT to reservations, restrictions, building lines, casements, and rights of way as recorded in prior instruments of record.

BEING more commonly known as 401 New Castle Street, Butler, PA 16001, and Butler County Tax Parcel No. 563-10-324-0000.

BEING the same property conveyed to David L. Herold and April C. Herold, husband and wife, by Deed of Marcella E. McChesney and Melvin McChesney, wife and husband, dated July 21, 2021, and recorded with the Butler County Recorder of Deeds on July 23, 2021, at Instrument No. 202107230021005.

PROPERTY ADDRESS: 401 NEW CASTLE STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 563-10-324-0000

Seized and taken into execution to be sold as the property of DAVID L. HEROLD, APRIL C. HEROLD in suit of MARCELLA E MCCHESENEY.

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:
DILLION, MCCANDLESS, KING, COULTER & GRAHAM
BUTLER, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania