

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30005

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 lot of ground situate in Penn Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at the Northeast corner of the tract herein described, at a point in the center of a public road known as the Dutchtown Road, adjoining lands of Isabel Grant; thence South 3° 30' West along the center of said public road, 243.35 feet to a point; thence 86° 30' West along other lands of Sheppeck, 358 feet to a post; thence North 3° 30' East along lands of C. Lavery, 243.35 feet to an oak stump; thence South 86° 30' East along lands of Isabel Grant, 358 feet to a point, the place of BEGINNING.

CONTAINING 2 acres strict measure, as per survey of Lucas & Greenough, Registered Engineers, dated September, 1948.

Having thereon erected a seven-room frame dwelling house.

BEING KNOWN AS: 420 Dutchtown Road, Butler, PA 16002

BEING THE SAME PREMISES which Elizabeth V. Orlando and Michael Orlando, by Deed dated 5/26/1961 and recorded 6/1/1961 in the Office of the Recorder of Deeds in and for Butler County in Deed Book 753, Page 581, granted and conveyed unto David A. Giesler and Dorothy M. Giesler.

David A. Giesler departed this life on August 19, 1992.

PARCEL NO.: 270-2F71-3-0000

PROPERTY ADDRESS: 420 DUTCHTOWN ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 270-2F71-3-0000

Seized and taken into execution to be sold as the property of DOROTHY M. GIESLER in suit of CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA.

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:
THE LAW OFFICE OF GREGORY JAVARDIAN
SOUTHAMPTON, PA 215-942-9690

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania