

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30033

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, JULY 18, 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 situate in the Third Ward, City of Butler, Butler County, Pennsylvania, known as Lot No. 123 in the John R. Cavanaugh Plan of Lots bounded and described as follows:

BEGINNING at a post 59.50 feet West from the Southwest corner of Upper Shore Street and Virginia Avenue; thence South along the line dividing Lot Nos. 122 and 123 a distance of 68.50 feet to a post on line of Lot No. 189; thence West along line of Lot No. 189 a distance of 25 feet to a post on line of Lot No. 124; thence North along line of Lot No. 124 a distance of 68.50 feet to a post on Virginia Avenue; thence East along said Virginia Avenue a distance of 25 feet to a post the place of beginning.

PARCEL NO. 563 6 2190000

Property Address (for informational purposes only): 311 Virginia Avenue, Butler, PA 16001

BEING the same premises which Gary C. Evitt and Theresa K. Evitt, his wife, by Deed dated 09/03/1996 and recorded 09/09/1996 in the Office of the Recorder of Deeds in and for the County of Butler in Deed Book 2665, Page 255, granted and conveyed unto Frederick W. Bicker.

PROPERTY ADDRESS: 311 VIRGINIA AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 563-6-2190000

Seized and taken into execution to be sold as the property of FREDERICK W. BICKER in suit of PNC BANK, NATIONAL ASSOCIATION.

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
KING OF PRUSSIA, PA 610-278-6800

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania