

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30062

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 or piece of ground situate in the Borough of Zelienople, County of Butler and Commonwealth of Pennsylvania, being known and numbered as Lot No. 40 in the Timberbrook Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 81, pages 45 through 48.

UNDER AND SUBJECT TO coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

UNDER AND SUBJECT TO rights or way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

BEING THE SAME PREMISES which Matthew D. Burke and Kelly S. Burke, husband and wife, by Deed dated May 26, 2005 and recorded on June 24, 2005, in the Butler County Recorder of Deeds Office as Instrument No. 200506240016551, granted and conveyed unto James E. Bentley and Rosalie K. Bentley. husband and wife.

Being Known as 165 Oakdale Drive, Zelienople, PA 16063

Parcel I.D. No. 550-S8-A40-0000

PROPERTY ADDRESS: 165 OAKDALE DRIVE, ZELIENOPLE, PA 16063

UPI / TAX PARCEL NUMBER: 550-S8-A40-0000

Seized and taken into execution to be sold as the property of JAMES E. BENTLEY, ROSALIE K. BENTLEY in suit of CITIGROUP MORTGAGE LOAN TRUST 2021-RP6.

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:
HLADIK ONORATO AND FEDERMAN, LLP
NORTH WALES, PA 215-855-9521

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania