

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30087

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:

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 LOT OF LAND LYING, BEING AND SITUATE IN THE TOWNSHIP OF MERCER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF TOWNSHIP ROAD T-755 WHICH POINT IS ON THE SOUTHEASTERLY CORNER OF LOT NO. 7 IN THE ALTERNATIVE HOUSING & LAND DEVELOPMENT, INC., PLAN OF LOTS AND ON THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN CONVEYED; THENCE NORTH 11 DEGREES 49' 30" EAST ALONG LOT NO. 7 IN SAID PLAN OF LOTS A DISTANCE OF 249.80 FEET TO A POINT; THENCE SOUTH 66 DEGREES 36' EAST ALONG LANDS NOW OR FORMERLY OF COYER A DISTANCE OF 70.00 FEET TO A POINT; THENCE SOUTH 03 DEGREES 11' 30" WEST ALONG LOT NO. 5 IN SAID PLAN OF LOTS A DISTANCE OF 254.69 FEET TO A POINT; THENCE NORTH 69 DEGREES 38' WEST ALONG THE NORTHERLY SIDE OF TOWNSHIP ROAD T-755 A DISTANCE OF 108.00 FEET TO A POINT, THE PLACE OF BEGINNING.

Being the same premises conveyed from William M. Arner a/k/a William Milton Arner, widower and unremarried, by his Attorney in Fact, Betty Jane Montgomery to Cody Smith as set forth in Deed dated January 16, 2014, and recorded on January 23, 2014, in the Butler County Recorder of Deeds under Instrument No. 201401230001635.

Being known as: 119 Glacial Till Road, Slippery Rock, PA 16057

Tax Parcel Number: 220-S2-B6-0000

PROPERTY ADDRESS: 119 GLACIAL TILL ROAD, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER: 220-S2-B6-0000

Seized and taken into execution to be sold as the property of CODY SMITH in suit of NATIONSTAR MORTGAGE LLC.

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:
ALBERTELLI LAW
MOUNT LAUREL, NJ

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania