

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30149

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, NOVEMBER 21, 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.

TAX I.D. #: 56131165A

ALL THAT CERTAIN lot or piece of ground situate in the First Ward, City of Butler, County of Butler and State of Pennsylvania, being Lot Numbered Twenty- Seven (27) in the Revised Boyd Heights Plan of Lots, as recorded in the Recorder' Office of Butler County in Rack File No, 14, Page 15.

Being known as: 215 WALLULA AVENUE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Karl J. Giese by deed from JAMES T. EMERICK AND NICHOLE K. EMERICK, HUSBAND AND WIFE dated June 10, 2016 and recorded June 15, 2016 in Instrument Number 201606150011658. The said Karl J. Giese died on September 11, 2022. On September 11, 2022, Letters of Administration were granted to Dorothy J. Petracosta, nominating and appointing her as the Administratrix of the Estate of Karl J. Giese.

PROPERTY ADDRESS: 215 WALLULA AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 56131165A

Seized and taken into execution to be sold as the property of DOROTHY J. PETRANCOSTA, ESQUIRE, ADMINISTRATRIX OF THE ESTATE OF KARL J. GIESE in suit of CITIZENS BANK NA F/K/A RBS CITIZENS NA.

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:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania