

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2025-30241

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 real property situated in the County of Butler, State of PA, described as follows:

THE FOLLOWING DESCRIBED REAL PROPERTY CRANBERRY TOWNSHIP, COUNTY OF BUTLER, STATE OF PA, DESCRIBED AS: ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING SHOWN AS LOT NO. 5C-C IN PARK PLACE AMENDMENT NO. 23 PLAN, AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN PLAN BOOK 372, PAGE 6.

Assessor Parcel Number(s): 130 S31 TCC0000

Also known as: 824 Theda Dori Street, Cranberry Township, PA 16066.

And Being the same property conveyed to Jake McKenna, by Deed recorded at Instrument Number 202112210035249 in the Recorder's Office of Butler County, Pennsylvania, in fee.

PROPERTY ADDRESS: 824 THEDA DORI STREET, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S31-TCC-0000

Seized and taken into execution to be sold as the property of JAKE MCKENNA in suit of PARK PLACE CRANBERRY HOA.

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:
GAWTHROP GREENWOOD, PC
BERWYN, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania