SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30143

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, JANUARY 15, 2027
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, PIECE OR PARCEL OF LAND SITUATE IN TOWNSHIP OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

FIRST: ON THE NORTH BY BOUNDARY STREET; ON THE EAST BY LOT NO. 29 IN THE SAME PLAN OF LOTS; ON THE SOUTH BY SHADY AVENUE; AND ON THE WEST BY LOT NO. 27 IN THE SAME PLAN OF LOTS.

BEING LOT NO. 28 IN THE BUTLER HIGHFIELD PLAN OF LOTS. HAVING THEREON ERECTED A ONE STORY FRAME DWELLING.

SECOND: ON THE NORTH BY BOUNDARY STREET; ON THE EAST BY LOT NO. 29B; ON THE SOUTH BY SHADY AVENUE; AND ON THE WEST BY LOT NO. 28.

BEING LOT NO. 29A IN THE BUTLER HIGHFIELD PLAN OF LOTS.

Commonly known as 202 Shady Avenue, Butler, PA 16001

Being Parcel No. 055-28-B28-0000

BEING THE SAME PREMISES WHICH JAMES P. KALINA, BY DEED DATED 08/04/2017, AND RECORDED 09/05/2017, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUTLER AS DEED INSTRUMENT NO. 201709050018839 GRANTED AND CONVEYED UNTO STEPHEN J. GEIBEL, IN FEE.

PROPERTY ADDRESS: 202 SHADY AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 055-28-B28-0000

Seized and taken into execution to be sold as the property of STEPHEN J. GEIBEL, CARA L. GEIBEL in suit of THIRD FEDERAL SAVINGS & LOAN ASSOCIATION OF CLEVELAND.

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:
WELTMAN, WEINBERG & REIS CO., L.P.A.
INDEPENDENCE, OH

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.