# SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)**
**No. ED-2026-30181**

**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 piece, parcel or lot of land situate in the Fifth Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

COMMENCING at a point at the Northeast corner of the Northeast corner of the intersection of American Avenue and Sixth Avenue, said point being the Southwest corner of lot herein described; thence North along Sixth Avenue a distance of one hundred twenty (120) feet, more or less, to line of lot of Polk; thence East along line of lot of Polk, a distance of forty (40) feet, more or less, to line of lot of Quigley; thence South along line of lot of Quigley, a distance of one hundred twenty (120) feet, more or less, to American Avenue; thence West along American Avenue forty (40) feet, more or less, to intersection of American Avenue and Sixth Avenue, the place of beginning.

BEING KNOWN AS: 138 AMERICN AVENUE, BUTLER, PA 16001

PROPERTY ID NUMBER: 565 24 200000

BEING THE SAME PREMISES WHICH DANIEL C. GITZEN, AN UNMARRIED MAN BY DEED DATED 10/7/2021 AND RECORDED 10/14/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO: 202110140028979, GRANTED AND CONVEYED UNTO CASEY L. PISTORIUS, A SINGLE WOMAN.

PROPERTY ADDRESS: 138 AMERICAN AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-24-200000

**Seized and taken into execution to be sold as the property of CASEY L. PISTORIUS in suit of PENNYMAC LOAN SERVICES, 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:**
KML LAW GROUP P.C.
PHILADELPHIA, PA

**MICHAEL T. SLUPE, Sheriff**
**BUTLER COUNTY, Pennsylvania**

(c) CountySuite Sheriff, Teleosoft, Inc.