# SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)**
**No. ED-2025-30063**

**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, MARCH 19, 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.**

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

BEGINNING at the Southeast corner of the lot of now of formerly Andew Bauers on the North side of American Avenue, formerly West "D" Street; thence Northward along the said property line of now or formerly Andrew Bauers, a distance of one hundred seven feet and six inches (107 feet 6 inches), more or less, to the property line of said now or formerly Robert A. Wright, et al., formerly Frank Smith, parallel with the North line ofAmerican Avenue, a distance of twenty-eight (28) feet to a post at line of lands of now or formerly Greenert; thence, Southward paralleling the West line of the within described lot, a distance of one hundred seven feet and six inches (107 feet 6 inches), more or less to the North line of said American Avenue; thence Westward along said North line of American Avenue; and having thereon erected a frame-dwelling house.

BENG designated as Parcel # 565-24-14.

BENG the same premises conveyed unto Dennis E. Hodgson and Vickie R. Hodgson, husband and wife and Denise A. Hodgson, their daughter as joint tenants with rights of survivorship, by Deed dated 02/28/02 and recorded 03/04/02 in Deed Instrument No. 200203040007371, granted and conveyed from Nora B. Burris, single.

Parcel Number: 565-24-14

Property Address: 210 American Avenue, Butler, PA 16001

BENG the same premises which Nora B. Burris, by Deed dated February 28, 2002 and recorded in the Offce of Recorder of Deeds of Butler County on March 4, 2002 Instrument# 200203040007371 granted and conveyed unto Denise A. Hodgson, Vickie R. Hodgson A/K/A Vickie Hodgson, Dennis E. Hodgson.

PROPERTY ADDRESS: 210 AMERICAN AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-24-14

**Seized and taken into execution to be sold as the property of DENISE A. HODGSON, VICKIE R. HODGSON A/K/A VICKIE HODGSON in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY.**

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**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:**
STERN & EISENBERG, P.C.
WARRINGTON, PA

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

(c) CountySuite Sheriff, Teleosoft, Inc.