

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30198

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, SEPTEMBER 19, 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.

All that certain land situate in the first ward of the City of Butler, County of Butler and Commonwealth of Pennsylvania, being Lot No. 43 in the Revised Boyd Heights Plan of Lots as recorded in Rack File 14 page 15. Subject to the building line and any easements and servitudes as shown by instruments of record. Being the same granted to the grantors recorded at the Recorder of Deeds office of Butler County, Pennsylvania by Deed dated June 28, 1976, Deed Book 1026, Page 158. Subject to restrictions, reservations, easements covenants, oil, gas or mineral rights of record, if any.

BEING known and numbered as 201 Wiltshire Avenue, Butler, PA 16001

Being the same property conveyed to John Alan Barbati who acquired title by virtue of a deed from John Alan Barbati and Kathryn M. Barbati, his ife, dated December 23, 1993, recorded December 29, 1993, at Document ID 031089, and recorded in Book 2391, Page 922, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 561-35-81E-0000

PROPERTY ADDRESS: 201 WILTSHIRE AVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-35-81E-0000

Seized and taken into execution to be sold as the property of JOHN WILLIAM BARBATI, AS CO-ADMINISTRATOR CTA OF THE ESTATE JOJHN ALAN BARBATI, BRIAN JOSEPH BARBATI, AS CO-ADMINISTRATOR CTA OF THE ESTATE JOHN ALAN BARBATI in suit of KEYBANK NA S/B/M FIRST NIAGARA BANK, N.A..

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:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania