

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-30018

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 16, 2026**  
**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.

Tax Id Number(s): 270-S1-45-0000

Land Situated in the Township of Penn in the County of Butler in the State of PA

BEGINNING at a point on the southeast corner of the within described lot along the Cheat- Haven Railroad right of way: thence South 79° 47' 54" West, a distance of 112 feet to an iron pin; thence continuing along said Railroad right of way, North 89° 17' 03" West, a distance of 61.97 feet to an existing pipe; thence North 66° 19' West, a distance of 21.62 feet to an existing pipe at land now or formerly of F. W. Cubbison and North Street and Lincoln Avenue, a 33 foot right of way; thence along Lincoln Avenue, North 22° 30' East, a distance of 87.06 feet to a mark on wall of property now or formerly of R. A. Cox: thence South 66° 10' 40" East, a distance of 173.46 feet to the point at the place of beginning.

The above description was prepared in conformity with a survey made by R. B. Shannon & Associates, Inc., dated January 22, 1990.

The property address and tax parcel identification number listed are provided solely for informational purposes.

Commonly known as: 107 Kaltenbauch Rd, Renfrew, PA 16053

Being the same premises which Alan Timorthy Ankrom and Rhonda J. Ankrom, by Deed dated 07/30/1992 and recorded 08/04/1992, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Book 2110, Page 218, granted and conveyed unto Robert D. DeFinis, in fee.

Tax Parcel: 2701 S1 450000 aka 270-S1-45-0000 aka 270-S1-45

Premises Being: 107 Kaltenbauch Rd, Renfrew, PA 16053

PROPERTY ADDRESS: 107 KALTENBAUGH ROAD, RENFREW, PA 16053

UPI / TAX PARCEL NUMBER: 270-S1-45-0000

Seized and taken into execution to be sold as the property of ROBERT D. DEFINIS A/K/A ROBERT D. DEFINIS in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC..

**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:  
BROCK & SCOTT PLLC  
KING OF PRUSSIA, PA 844-856-6646

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