

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30029

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 piece, parcel and tract of land situated in Forward Township, Butler County, Pennsylvania, as shown on the Plan drawn by W.J. McGarvey, P.E., and recorded in PBV 106, Page 45, further bounded and described as follows:

BEGINNING at the Southeast corner of the within described lot at the center line of Township Road T-491, said point being the Southwest corner of lands of now or formerly of K. Creese; thence along the center line of said Township Road T-491, North 87° 54' 22" West a distance of 210.46 feet to a point in the center line of Legislative Route 10092; thence by the same the following courses and distances: North 27° 49' 31" East 154.35 feet; North 26° 33' 16" East 187.82 feet; North 19° 47' 28" East 114.07 feet; North 5° 17' 5" East 16.02 feet to a point on lands of now or formerly Creese; thence by same South 1° 25' 43" West a distance of 806.80 feet to a point in the center line of Township Road T-49 I, the place of beginning.

BEING THE SAME PREMISES which Ronald C. Gilliland, Jr., by Deed dated August 31, 2021 and recorded in the Office of the Recorder of Deeds of Butler County on September 16, 2021 at Instrument No. 202109160026417, granted and conveyed unto William C. Fedunok, unmarried.

Parcel No. 160-3F53-A8A

PROPERTY ADDRESS: 1095 THREE DEGREE ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 160-3F53-A8A

Seized and taken into execution to be sold as the property of WILLIAM C. FEDUNOK in suit of NEXTIER BANK, N.A S/B/M/T MARS BANK.

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:
GRENEN & BIRSIC, P.C.
PITTSBURGH, PA 412-281-7650

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania