

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-30046

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 lot or piece of ground situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the Southern side of North Drive, said point being the Southeast corner of Lot B, as extended across North Drive; thence North 89° 16' East along the Southern side of North Drive, 105 feet to a point; thence North 0° 44' West across North Drive and along the Western line of Tract D, 249 feet to a point in the center of a 33 foot proposed road and line of land of Morrison; thence South 89° 16' West along the center line of said 33 foot proposed road and line of land of Morrison, 105 feet to a point; thence South 0° 44' East along the Eastern line of Tract Band across North Drive, 249 feet to a point on the Southern side of North Drive, the place of beginning.

BEING the same property which RICHARD O. WEBB AND GENEVIEVE WEBB HUSBAND AND WIFE by deed dated JULY 28, 1988 and recorded in the Recorder's Office of the said County in DEED BOOK VOLUME 1415, PAGE 94 granted and conveyed to GARY W. SMITH and CAROL M. SMITH, HUSBAND AND WIFE, grantors hereir

SUBJECT TO all prior grants and reservations of coal, oil, gas, and mining rights, as may appear in prior instruments of record. 230-SI-12AC

BEING KNOWN AS: 127 NORTH DR VALENCIA, PA 16059

PROPERTY ID: 230-S1-12AC-0000

TITLE TO SAID PREMISES IS VESTED IN MARY KATHLEEN LOGAN, UNMARRIED BY DEED FROM GARY W. SMITH AND CAROL M. SMITH, HUSBAND AND WIFE, DATED MARCH 3, 1995 RECORDED MARCH 8, 1995 IN BOOK NO. 2507 PAGE 864

PROPERTY ADDRESS: 127 NORTH DR, VALENCIA, PA 16059

UPI / TAX PARCEL NUMBER: 230-S1-12AC-0000

Seized and taken into execution to be sold as the property of MARY KATHLEEN LOGAN in suit of NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-1.

**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:  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLL  
MT. LAUREL, NJ 973-575-0707

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