

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-30091

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.

ALL THAT CERTAIN piece, parcel or lot of land situate in Center Township, County of Butler, and Commonwealth of Pennsylvania, bounded and described as follows:

LOT No. 142 on Chestnut Drive in the Northvue Farms Plan, and more fully shown in the Northvue Farms Plan in Rack 29, Page 26 as Addition No. 2 recorded March 18, 1960, in the records of Recorder of Deeds Office in Butler County, Pennsylvania.

THE above lot is described as follows:

BEGINNING at the Southwest corner at an iron pin where the dividing line between Lot Nos. 141 and 142 intersects Chestnut Drive, a 50 foot right-of-way; thence North 9° 33' 00" West, 80.00 feet along Chestnut Drive to an iron pin on the dividing line between Lot Nos. 142 and 143; thence by the dividing line between Lot Nos. 142 and 143, North 80° 27' 00" East, 218.21 feet to a concrete monument on line of land now or formerly J. Graham; thence along line of land now or formerly J. Graham, South 0° 41' 30" East, 80.97 feet to an iron pin on the dividing line between Lot Nos. 141 and 142; thence by dividing line between Lot Nos. 141 and 142, South 80° 27' 00" West, 205.74 feet to ru1 iron pin where this dividing line intersects Chestnut Drive, a 50 foot right-of-way, the place of beginning.

Parcel No; 060-S10-142-0000

Being the same premises which Joseph L. Gray and Jacquelyn P. Gray, Husband and Wife, by Deed dated 09/06/2019 and recorded 09/11/2019, in the Office of the Recorder of Deeds in for the County of Butler, in Deed Instrument No. 201909110017877, granted and conveyed unto Xavier A. Knight and Kate R. Knight, Husband and Wife, in fee.

Tax Parcel: 060-S10-142-0000

Premises Being: 319 Chestnut Drive, Butler, PA 16001

PROPERTY ADDRESS: 319 CHESTNUT DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 060-S10-142-0000

Seized and taken into execution to be sold as the property of XAVIER A KNIGHT, KATE R KNIGHT in suit of FREEDOM MORTGAGE CORPORATION.

**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**