

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-30093

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.

Premises A: Parcel No. 056-19-25-0000

ALL that certain lot or tract of land situate in the Sixth Ward of the Township of Butler, County of Butler, Commonwealth of Pennsylvania, being known as Lot No. 1, as shown on a certain plan entitled Subdivision of Property for Carol Weaver, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book 85, Page 48.

Premises B: Parcel No. 056-19-25D-0000

ALL that certain lot or tract of land situate in the Sixth Ward of the Township of Butler, County of Butler, Commonwealth of Pennsylvania, being known as Lot No. 2, as shown on a certain plan entitled Subdivision of Property for Carol Weaver, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Plan Book 85, Page 48.

SUBJECT to coal and coal bed methane gas and mining rights and all rights incident to the extraction or development coal or coal methane gas heretofore conveyed, excepted and reserved by instruments of record; the right of surface, lateral or subjacent support; or any surface subsidence.

SUBJECT to oil and gas minerals and all rights incident to the extraction or development of oil and gas or mineral hereto conveyed, leased, excepted or reserved by instrmnts of record.

BEING the same premises which Carol J. Weaver and Dennis L. Weaver, wife and husband, by Deed dated 10/29/2021 and recorded 11/1/2021 in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrmnt Number 202111010030588, granted and conveyed unto Christie Ann Waits, in fee.

PROPERTY ADDRESS: 275 Evans City Road, Butler, PA 16001

PARCEL#: 056-19-25-0000 and 056-19-25D-0000

Tax Parcel: 056-19-25-0000 and 056-I9-25D-0000

Premises Being: 275 Evans City Road, Butler, PA 16001

PROPERTY ADDRESS: 275 EVANS CITY ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-19-25-0000 / 056-19-25D-0000

Seized and taken into execution to be sold as the property of CHRISTIE ANN WAITS 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 844-856-666

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