

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-30146

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, JULY 18, 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 Connoquenessing Borough, County of Butler, Commonwealth of Pennsylvania, being known as Lot 137, as shown in a certain plan entitled Leslie Farms PRD Phase 1 - Revised Plan, as recorded in the Office of the Recorder of Deeds Office of Butler County, Pennsylvania in Plan Book Volume 316, Pages 44 to 47, which lot is the as designated in the Declaration of Planned Community for Leslie Farms recorded in Instrument No. 200811030024502 and any Amendments thereto, as the same may change from time to time.

Under and subject to that certain Oil and Gas Lease from Leslie Farms LP to Phillips Production Company dated July 6, 2010 and recorded in the Recorder of Deeds of Butler County, Pennsylvania at Instrument No. 201009010019579 as the same may be supplemented, modified or amended from time to time.

BEING the real property that Jared Goetz and Kelly Goetz, Husband and Wife, transferred to Monique Richmond, a Married Woman, on May 12, 2022, with the Deed being recorded on May 20, 2022, in Instrument No. 202205200011066

BEING known as Parcel Number 370-S1-D137-0000

BEING KNOWN AS 134 Cameron Square Drive, Evans City, Pennsylvania - 16033.

PROPERTY ADDRESS: 134 CAMERON SQUARE DRIVE, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 370-S1-D137-0000

Seized and taken into execution to be sold as the property of MONIQUE RICHMOND in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

**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:  
LEOPOLD & ASSOCIATES, PLLC  
PITTSBURGH, PA 914-219-5787 X 605

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