

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30102

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, MARCH 20, 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 tract of land situate on Green Street in Chicora Borough (formerly Millerstown Borough), Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at the Southeast corner of Green Street and an alley: thence West along said alley 180 feet to an alley; thence North along an alley 61 feet; thence East along the line of property of Christine Price 180 feet to Green Street; thence South along Green Street 61 feet to the place of beginning.

Having thereon erected a dwelling house.

District/Map/Parcel No.: 460-S2-K11

Parcel Number: 460-S2-K11

Property Address: 116 Green Street, Chicora, PA 16025

BEING the same premises which Peter C. Schidemantle and Michele P. Schidemantle, Husband and Wife by Deed dated May 19, 2021 and recorded in the Office of Recorder of Deeds of Butler County on May 20, 2021 Instrument# 202105200014389 granted and conveyed unto Frank Weber.

Frank Weber having departed this life on August 31, 2023.

PROPERTY ADDRESS: 116 GREEN STREET, CHICORA, PA 16025

UPI / TAX PARCEL NUMBER: 460-S2-K11

Seized and taken into execution to be sold as the property of GEZA C. WEBER SOLELY IN HER CAPACITY AS ADMINISTRATOR OF THE ESTATE OF FRANK J. WEBER, DECEASED in suit of VILLAGE CAPITAL & INVESTMENT, LLC.

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:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania