

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30109

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 CRANBERRY, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 2 IN THE J.E. KELER PLAN OF LOTS AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY IN RACK FILE 66, PAGE 49.

TAX I.D. #: 130-S5-C20000 EXHIBIT A

Being known as: 114 KLEIN ROAD, CRANBERRY TOWNSHIP, PENNSYLVANIA 16066.

Title to said premises is vested in Joseph H. Heidkamp Jr. and Maxine L. Heidkamp, his wife, by deed from ROBERT J. PARKER, SR AND KIMBERLY A. PARKER, HIS WIFE dated August 3, 1996 and recorded August 26, 1996 in Deed Book 2660, Page 921 Instrument Number 020156.

PROPERTY ADDRESS: 114 KLEIN ROAD, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S5-C20000

Seized and taken into execution to be sold as the property of JOSEPH H. HEIDKAMP, JR, MAXINE L. HEIDKAMP in suit of NATIONS LENDING 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:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania