

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-30120

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 PIECE OR PARCEL OF LAND SITUATE IN THE FOURTH WARD, CITY OF BUTLER, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF THE PREMISES HEREIN DESCRIBED AT THE EASTERN LINE OF THIRD STREET AND THE NORTHERN LINE OF A 20 FOOT ALLEY; THENCE ALONG LINE OF THIRD STREET, NORTH 25° 35' 00" WEST, A DISTANCE OF 101.30 FEET TO A POINT ON A 50.00 FOOT RIGHT OF WAY BEING EAST PEARL STREET; THENCE ALONG THE SAME, NORTH 35° 25' 00" EAST, A DISTANCE OF 54.51 FEET TO A HUB ON LINE OF LANDS NOW OR FORMERLY OF C. J. SCHAFFER; THENCE ALONG THE SAME, SOUTH 28° 12' 34" EAST, A DISTANCE OF 119.99 FEET TO A HUB ON A 20.00 FOOT ALLEY; THENCE ALONG THE SAME, SOUTH 55° 45' 00" WEST, A DISTANCE OF 52.00 FEET TO A RAILROAD SPIKE ON A 50.00 FOOT RIGHT OF WAY BEING THIRD STREET, THE PLACE OF THE BEGINNING. THIS DESCRIPTION IS GTVEN PER SURVEY OF WAYNE R. CYPHER DATED JUNE 16, 1986.

HAYING ERECTED THEREON A DWELLING KNOWN AS 701 EAST PEARL STREET, BUTLER, PA 16001.

TAX PARCEL ID: 564-45-8-0000

UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, PRIOR CONVEYANCES OF OIL, GAS, COAL AND/OR MINERALS, MINING RIGHTS AND WAVERS OF SURFACE DAMAGES, OUTSALES, EASEMENTS, RIGHTS OF WAY, LEASES, COVENANTS, CONDITIONS, BUILDING AND USE RESTRICTIONS, BUILDING LINES, ENCROACHMENTS, AND ALL OTHER INSTRUMENTS OF RECORD AFFECTING TITLE TO THE ABOVE-DESCRIBED PROPERTY OR WHICH ARE VISIBLE ON THE PREMISES.

BEING KNOWN AS: 701 E PEARL ST BUTLER, PA 16001

PROPERTY ID: 564 45 80000

TITLE TO SAID PREMISES IS VESTED IN KIMBERLY L. TORRES, A SINGLE WOMAN BY DEED FROM THE ASHTON AND KELLI RUBY LIVING TRUST DATED MAY 10, 2021, ASHTON T. RUBY AND KELLI M. RUBY, TRUSTEES, DATED July 19, 2022 RECORDED July 20, 2022 IN INSTRUMENT NUMBER 202207200015619

PROPERTY ADDRESS: 701 EAST PEARL STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 564-45-8-0000

Seized and taken into execution to be sold as the property of KIMBERLY L TORRES in suit of CROSSCOUNTRY MORTGAGE, 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:  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLL  
MT. LAUREL, NJ 973-575-0707

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