

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30127

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 tract of land situate in the Middlesex Township, Butler County, Pennsylvania, being Lot No. 103 in a certain plan of lots recorded in the Recorder's Office of Butler County in Rack File No. 126, page 49, being bounded and described as follows:

Beginning at a point in the centerline of Denny Road, T-395, said point being the intersection of the dividing line between Lots Nos. 103 and 102, same plan, and the said centerline; thence along said centerline North 86 deg. 36 min. 00 sec. West, a distance of 17.17 feet to a point; thence continuing along said centerline North 56 deg. 42 min. 00 sec. West, a distance of 137 feet to a point; thence North 1 deg. 57 min. 00 sec. East, a distance of 309.20 feet to a point; thence along line of lands now or formerly of G.M. Smith, Jr., South 85 deg. 05 min. 50 sec. East, a distance of 139.75 feet to a point; thence along the dividing line between Lots Nos. 103 and 102, South 2 deg. 46 min. 40 sec. East, a distance of 373.75 feet to a point in the centerline of Denny Road, the place of beginning.

BEING known and numbered as 189 Denny Road, Valencia, PA 16059

Being the same property conveyed to Janet L. McClearn who acquired title by virtue of a deed from Kenneth S. Burk and Rosemary V. Burk, husband and wife, dated July 24, 1989, recorded August 1, 1989, at Document ID 010429, and recorded in Book 1476, Page 252, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 230 3F59 7GB0000

PROPERTY ADDRESS: 189 DENNY ROAD, VALENCIA, PA 16059

UPI / TAX PARCEL NUMBER: 230-3F59-7GB0000

Seized and taken into execution to be sold as the property of NADINE MURPHY, INDIVIDUALLY AND AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JANET L. MCCLEARN, AKA JANET MCCLEARN, WENDY BEECROFT, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JANET L. MCCLEARN, AKA JANET MCCLEARN, JEFF MCCLEARN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JANET L. MCCLEARN, AKA JANET MCCLEARN, SHELLEY MCCLEARN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF JANET L. MCCLEARN, AKA JANET MCCLEARN, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF JANET L. MCCLEARN, AKA JANET MCCLEARN in suit of CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST.

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:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania