

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30131

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, JANUARY 16, 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 PARCEL OR TRACT OF LAND SITUATE IN OAKLAND TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA. BOUNDED AND DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHEAST CORNER OF THE LOT HEREIN DESCRIBED AT A POINT COMMON TO THE WITHIN DESCRIBED TRACT AND LANDS CONVEYED TO DALE B. FLEMING, WHERE SAID PROPERTY LINE INTERSECTS THE CENTER LINE OF LEGISLATIVE ROUTE 10059: THENCE ALONG THE CENTER LINE OF SAID ROAD THE FOLLOWING FOUR COURSES AND DISTANCES: SOUTH 5° 28' WEST. 123.74 FEET, THENCE SOUTH 19° 03' WEST, 116.27 FEET; THENCE SOUTH 30° 27' WEST. 102.56 FEET: THENCE SOUTH 32° 56' WEST. 167.21 FEET: THENCE LEAVING THE SAID ROAD AND ALONG LANDS NOW OR FORMERLY OF W.P. WEITER. SOUTH 78° 10' WEST. 62.38 FEET TO A POINT IN THE CENTER LINE OF AN OLD LANE; THENCE ALONG THE CENTER LINE OF SAID LANE THE FOLLOWING FOUR COURSES AND DISTANCES: NORTH 8° 24' EAST. 27.65 FEET; THENCE NORTH 27° 45' WEST, 46.75 FEET. THENCE NORTH 67° 54' WEST, 54.55 FEET, THENCE NORTH 76° 54' WEST. 180.65 FEET THENCE LEAVING SAID LANE AND ALONG LANDS NOW OR FORMERLY OF WELTER, NORTH 3° 59' 10" EAST, A DISTANCE OF 110 FEET TO A POINT: THENCE NORTH 76° 54' WEST. 60 FEET, THENCE NORTH 3° 59' 10" EAST. 251.31 FEET TO A STONE ON LINE OF LANDS CONVEYED TO DALE B. FLEMING; THENCE ALONG FLEMING, SOUTH 86° 48' 50" EAST. 532.04 FEET TO A POINT. THE PLACE OF BEGINNING. CONTAINING 4.35 ACRES ACCORDING TO THE SURVEY OF GREENOUGH & GREENOUGH, INC.. ENGINEERS AND SURVEYORS, DATED SEPTEMBER 1964.

BEING THE SAME REAL PROPERTY WHICH ROGER S. BARNHART & JANICE T. BURKHART, HUSBAND AND WIFE TRANSFERRED TO MICHAEL D. KARNES AND MILANN S. KARNES, WITH THE DEED BEING RECORDED ON OCTOBER 27, 2025. IN INSTRUMENT NO. 200510270031090

PARCEL NO.: 250- 2F20- 16A-0000

THE IMPROVEMENTS THEREON BEING KNOWN AS 306 CENTER DRIVE, CHICORA PA 16025

PROPERTY ADDRESS: 306 CENTER DRIVE, CHICORA, PA 16025

UPI / TAX PARCEL NUMBER: 250-2F20-16A-0000

Seized and taken into execution to be sold as the property of MICHAEL D. KARNES, MILANN S. KARNES in suit of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2005-57CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-57CB.

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