

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30146

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, NOVEMBER 21, 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 parcel of property situated in Brady Township, Butler County, Pennsylvania, being known as Parcel B, Lot No. 2 in the Plan of Subdivision for Gary D. and Donna S. Palmer, recorded at P.B.V. 170, Page 18 in the Butler County Recorder of Deeds, and being more fully described as follows;

BEGINNING at a point at the intersection of the center line of T-457, also known as Beatty Road, and the boundary line of Lot #1 in the aforesaid Plan of Subdivision of Gary D. and Donna S. Palmer, being the place of beginning; thence North 02° 05' 27" East, a distance of 350.31 feet to a point at the intersection of Lot #1 and Lot #2 and a proposed 50 foot right-of-way as shown on said Plan of Subdivision, said point being the true place of beginning; thence along the boundary line between Lot# 1 and Lot# 2. North 88° 46' 22" West, a distance of 287.79 feet; thence along the boundary line between Lot #2 and lands now or formerly of Gary D. and Donna S. Palmer North 01° 13'38" East, a distance of 204.00 feet to a point; thence along the boundary line between Lot #2 and lands now or formerly of Gary D. and Donna S. Palmer South 88° 46' 22" East, a distance of 290.87 feet to a point; thence South 02° 05' 27" West, a distance of 204.02 feet to a point being the true place of BEGINNING.

AS per the survey and Subdivision Plan of Land Surveyors, Inc. dated October 7, 1993.

PARCEL NO. 030-4F13-A12

TITLE TO SAID PREMISES VESTED IN Victor W. Harris by Deed from Charles A. Blystone, dated October 24, 2011, recorded October 26, 2011, as Instrument Number 201110260026241. The said Victor W. Harris departed this life on October 1, 2023.

Tax Parcel No: 030-4F13-A12-0000

Premises known as: 106 Country Lane, Slippery Rock, PA 16057

To Be Sold as the property of Victor W. Harris a/k/a Victor Willard Harris Jr. (Deceased)

PROPERTY ADDRESS: 106 COUNTRY LANE, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER: 030-4F13-A12

Seized and taken into execution to be sold as the property of WILLIAM JAMES HARRIS IN HIS CAPACITY AS HEIR OF THE ESTATE OF VICTOR W. HARRIS A/K/A VICTOR WILLARD HARRIS JR., DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR FROM OR UNDER VICTOR W. HARRIS A/K/A VICTOR WILLARD HARRIS JR., DECEASED in suit of FREEDOM MORTGAGE 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:
ORLANS, PC
WAYNE, PA 484-367-4191

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania