

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30145

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 PIECE, PARCEL OR LOT OF LAND SITUATE IN THE TOWNSHIP OF CLAY, COUNTY OF OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS LOT NO.1 IN THE 3 LOT PROPERTY SUBDIVISION FOR LLOYD S. AND MELISSA J. EAGAL AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PA IN PLAN BOOK 272, PAGE 29. CONTAINING 1.52 ACRES AS PER SURVEY OF JOHN E. DUSHECK DATED AUGUST 25, 2004.

SUBJECT TO PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AT INSTRUMENT NUMBER 200404150011590.

BEING MAP AND PARCEL NUMBER 080 2F11010AA.

UNDER AND SUBJECT TO BUILDING AND USE RESTRICTIONS; EASEMENTS; PRIOR GRANTS, RESERVATIONS OR LEASES OF MINERALS; OR OTHER CONDITIONS, IF ANY, OF RECORD OR APPARENT UPON INSPECTION OF SAID PROPERTY.

BEING THE SAME PROPERTY WHICH RICHARD L. MICHAEL AND SHIRLEY A. MICHAEL, HUSBAND AND WIFE, CONVEYED TO MICHAEL A. DEEB AND BREANNE M. DEEB, HUSBAND AND WIFE, BY DEED DATED MARCH 24, 2006 AND RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY ON MARCH 27, 2006 AT INSTRUMENT NO. 200603270006795.

THIS CONVEYANCE IS PURSUANT TO AN ORDER OF COURT ENTERED IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA DATED SEPTEMBER 3, 2019, A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF.

BEING KNOWN AS: 110 CHRIE LANE BUTLER, PA 16001

PROPERTY ID: 080-2F110-10AA-0000

TITLE TO SAID PREMISES IS VESTED IN JOHN C. WILLIAMS, III BY DEED FROM NATALIE LUTZ CARDIELLO, TRUSTEE FOR THE BANKRUPTCY ESTATE OF MICHAEL A. DEEB AND BREANNE M. DEEB AT BANKRUPTCY CASE NO. 18-24439-JAD, DATED SEPTEMBER 4, 2019 RECORDED OCTOBER 9, 2019 AT INSTRUMENT NO. 201910090020237

PROPERTY ADDRESS: 110 CHRIE LANE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 080-2F110-10AA

Seized and taken into execution to be sold as the property of JOHN WILLIAMS, III in suit of NATIONSTAR 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