

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-30152

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 ground situate in Butler Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center line of the Butler-Evans City Public Road, commonly referred to as Route No. 68, on line of lands of Lot No. 17 in the same plan of lots now or formerly of Roy W. Sturtz, being the northeast corner of the within described lot; thence south 1° 51' west, 676.33 along said Lot No. 17 now or formerly of Sturtz to a point on line of lands of now or formerly J.W. Kradel; thence along line of lands of the said J.W. Kradel, north 83° 01' west, 110.27 feet to a point on line of Lot No. 15, now or formerly of Maurice J. VanBuren; thence along lien of said Lot No. 15 of now or formerly Van Buren, north 1° 51' east, 660.35 feet to a point in the center line of the Butler-Evans-City Road, commonly referred to as Route No. 68; thence along the center line of said Route No. 68, north 88° 40' east, 110 feet to a point on line of Lot No. 17, the place of beginning.

BEING Lot No. 16 in a plan of lots laid out for A.F. Kradel by L.C.D. Greenough in June, 1941 as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania.

UNDER AND SUBJECT TO Reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

BEING the same property conveyed to the Grantors herein, by deed from Betty G. Rosenberry by her attorney in fact John C. Davey, dated June 1, 2001 and recorded in the Recorder's office of Butler County at Instrument # 200107050018067.

BEING KNOWN AS: 125 EVANS CITY RD BUTLER, PA 16001

PROPERTY ID: 056-20-F16-0000

TITLE TO SAID PREMISES IS VESTED IN CHARLES E. LORENZ AND CYNTHIA M. LORENZ, HUSBAND AND WIFE BY DEED FROM PAUL D. ZARNICK AND SHIRLEY A. ZARNICK, HUSBAND AND WIFE DATED MARCH 8, 2002 RECORDED MARCH 13, 2002 INSTRUMENT NO. 20020313008775 CHARLES E. LORENZ IS DECEASED, DATE OF DEATH IS MARCH 27, 2022 CYNTHIA M. LORENZ IS DECEASED, DATE OF DEATH IS JUNE 25, 2016

PROPERTY ADDRESS: 125 EVANS CITY ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-20-F16-0000

Seized and taken into execution to be sold as the property of JONI ZARNICK, IN HER CAPACITY AS HEIR OF SHIRLEY ZARNICK AND AS HEIR OF CHARLES E. LORENZ, ZANE EURY, IN HIS CAPACITY AS HEIR OF SHIRLEY ZARNICK AND AS HEIR OF CHARLES E. LORENZ, PAULA SNODGRASS, IN HER CAPACITY AS HEIR OF SHIRLEY ZARNICK AND AS HEIR OF CHARLES E. LORENZ, TAMMY HENRY, IN HER CAPACITY AS HEIR OF CHARLES E. LORENZ, JAMES SYCHAK A/K/A JAMIE SYCHAK, IN HIS CAPACITY AS HEIR OF CHARLES E. LORENZ, ERICA LORENZ-HAYS, IN HER CAPACITY AS HEIR OF CHARLES E. LORENZ, LISA LORENZ A/K/A LISA BLACKWELL, IN HER CAPACITY AS HEIR OF CHARLES E. LORENZ, JERRY LORENZ, IN HIS CAPACITY AS HEIR OF CHARLES E. LORENZ, BERNADETTE GENEMORE A/K/A BABS GENEMORE, IN HER CAPACITY AS HEIR OF CHARLES E. LORENZ, MICHAEL KRAMER, IN HIS CAPACITY AS HEIR OF CHARLES E. LORENZ, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHARLES E. LORENZ AKA CHARLES LORENZ, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHIRLEY ZARNICK, DECEASED HEIR OF CHARLES E. LORENZ, VINCENT LORENZ, IN HIS CAPACITY AS HEIR OF CHARLES E. LORENZ, CATHY TURNER, IN HEIR CAPACITY AS HEIR OF CHARLES E. LORENZ in suit of MCLP ASSET COMPANY INC.

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