

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30160

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 piece, parcel or tract of land situate in the Borough of Bruin, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the North 170 feet by lot of J.E. Knox, now (or formerly) Lebecco; on the East 80 feet, more or less, by an alley; on the South 170 feet by an alley; on the West 80 feet, more or less, by Main Street.

Having erected a two-story frame dwelling house and outbuildings.

UNDER AND SUBJECT TO any and all prior grants and reservations, restrictions, covenants, easements, rights-of-way or building set-back lines of record and/or Plan recordings, or which are apparent from the physical inspection of said premises.

BEING KNOWN AS: 233 Main Street, Bruin, PA 16022

BEING THE SAME PREMISES which Debra L. Saylor, by Deed dated 10/22/2019 and recorded 11/7/2019 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 201911070022591, granted and conveyed unto William M. Graham.

PARCEL NO.: 340-S1-A14-0000

PROPERTY ADDRESS: 233 MAIN STREET, BRUIN, PA 16022

UPI / TAX PARCEL NUMBER: 340-S1-A14-0000

Seized and taken into execution to be sold as the property of WILLIAM M. GRAHAM in suit of CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA.

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:
THE LAW OFFICE OF GREGORY JAVARDIAN
SOUTHAMPTON, PA 215-942-9690

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania