

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-30157

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, JULY 17, 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.

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ALL that certain piece, parcel or lot of land situate in the Fifth Ward of the City of Butler, County of Butler, Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BOUNDED on the North 25 feet by Ridge Avenue; On the East 75 feet more or less, by land now or formerly Frangona; On the South 25 feet by land now or formerly Royal M. Greenert; On the West 75 feet, more or less, by lands now or formerly Mary C. McManus.

Parcel Number: 565 24 157A

Property Address: 117 Ridge Rd A/K/A 117 Ridge Ave, Butler, PA 16001-1224

BEING the same premises which Nancy J. Blewett, Executrix of the Estate of Dorothy A. Berry by Deed dated February 27, 2002 and recorded in the Office of Recorder of Deeds of Butler County on March 4, 2002 Instrument# 200203040007555 granted and conveyed unto Donald Cress and Barbara Cress.

Barbara Cress having departed this life on December 24, 2022.

PROPERTY ADDRESS: 117 RIDGE ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-24-157A

Seized and taken into execution to be sold as the property of DONALD E. CRESS in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2005-OPT4.

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**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:  
STERN & EISENBERG PC  
WARRINGTON, PA 215-572-8111

**MICHAEL T. SLUPE, Sheriff**  
BUTLER COUNTY, Pennsylvania