

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30172

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.

PARCEL ONE:

All that certain lot of land situate in Butler Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point where the center line of the public road known as the Whitestown Road intersects the center line of the public road known as the Duffy Road, being the Northeast corner of the premises herein described; thence in a Southern direction along the center line of said Duffy Road, a distance of four hundred (400) feet to a point on lands of now or formerly Robert Samuel Lackey and Rose Marie Lackey Reid; thence in a Western direction along said lands of Lackey and Reid, a distance of two hundred (200) feet to a point on lands of now or formerly Frank J. and Rose E. Lackey; thence in a Northern direction along other lands of said now or formerly Frank J. and Rose E. Lackey, a distance of four hundred (400) feet to a point in the center line of the Whitestown Road; thence in an Eastern direction along the Whitestown Road, a distance of two hundred (200) feet to a point, the place of beginning.

PARCEL TWO:

All that certain tract or land situate in Butler Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center line of Whitestown Road at the Northwest corner of other lands of Polanec; thence along the center line of Whitestown Road North 88 degrees 58 minutes West, a distance of 100 feet to a point on line of land of Cranberry Baptist Church; thence along lands of Cranberry Baptist Church, South 3 degrees 43 minutes West, a distance of 435.6 feet to a point on line of lands of Robert S. Lackey, et al; thence South 88 degrees 58 minutes East, a distance of 300 feet to a point in the center line of South Duffy Road; thence by the center line of South Duffy Road, North 3 degrees 43 minutes East a distance of 35.6 feet to the Southeast corner of other lands of Polanec; thence by said lands of Polanec, North 88 degrees 58 minutes West, a distance of 200 feet to a point; thence North 3 degrees 43 minutes East, a distance of 400 feet to a point in the center line of Whitestown Road at the place of beginning. Containing 1.16 acres as per survey of Wayne R. Cypher, R.E., dated August 24, 1974.

BEING designated as Tax Parcel Nos. 054-27-C10-0000 and 054-27C9-0000

6th line of the Beginning paragraph of Parcel 2 contained in Deed # 201707070014276 and Mortgage #202011020024881 incorrectly refer to "...North 3 degrees 43 minutes East a distance of 400 feet..." instead of "...North 3 degrees 43 minutes East a distance of 35.6 feet to the Southeast corner of other lands of Polanec; thence by said lands of Polanec, North 88 degrees 58 minutes West, a distance of 200 feet to a point; thence North 3 degrees 43 minutes East..." aforesaid Deed refers to Tax Parcels Nos. 54-27-C9 and 54-27C10 instead of 054-27-C10-0000 and 054-27-C9-0000 and aforesaid mortgage refers to Tax Parcel Nos. 054-27-C10-0000 and 054-27-C9-0000 instead of 054-27-C10-0000 and 054-27-C9-0000, and is corrected above.

BEING KNOWN AS: 306 SOUTH DUFFY ROAD, BUTLER, PA 16001

PROPERTY ID NUMBER: 054-27-C10-0000 AND 054-27-C9-0000

BEING THE SAME PREMISES WHICH ALBERT POLANEC JR. BY DEED DATED 6/26/2017 AND RECORDED 7/7/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT #:201707070014276 GRANTED AND CONVEYED UNTO JOSHUA DANIEL GOETZ, NOW DECEASED AND CHRISTINE M. BRIOADY, NOW DECEASED, AS JOINT TENANTS WITH RIGHT OF SURVIORSHIP.

PROPERTY ADDRESS: 306 SOUTH DUFFY ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 054-27-C10-0000 & 054-27C9-0000

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF JOSHUA GOETZ DECEASED in suit of LAKEVIEW LOAN SERVICING, 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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA 866-413-2311

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania