

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30175

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 tract of land situate in the Fifth Ward of the City of Butler, bounded and described as follows:

Beginning at a point in the center of McKinley Avenue, said point being the Northeast corner of the herein described lands; thence South 21 degrees 15 minutes 21 seconds East a distance of 34.22 feet to a point; thence South 21 degrees 16 minutes 16 seconds East a distance of 33.70 feet to a point; thence South 1 degrees 17 minutes 22 seconds East a distance of 36.69 feet to a point; thence South 7 degrees 28 minutes 51 seconds West a distance of 71.04 feet to a point; thence North 5 degrees 37 minutes 35 seconds West a distance of 49.53 feet to a point; thence North 00 degrees 19 minutes 22 seconds East a distance of 116.12 feet to a point; thence South 1 degrees 58 minutes 27 seconds West a distance of 76.76 feet to a point; thence South 7 degrees 9 minutes 36 seconds West a distance of 15.28 feet to a point, said point being the Southeast corner of the herein described lands; thence North 86 degrees 00 minutes 10 seconds West a distance of 474.48 feet along lands now or formerly of the Estate of Mary Fratto and Stephen P. and Marsha L. Green to a point, said point being the Southwest corner of the herein described lands and identified by an iron pipe; thence North 2 degrees 30 minutes 48 seconds East a distance of 392.00 feet along lands now or formerly of the City of Butler to a point, said point being the Northwest corner of the herein described lands; thence South 86 degrees 00 minutes 10 seconds East a distance of 356.92 feet along lands now or formerly of R. Worth to a point; thence North 57 degrees 29 minutes 50 seconds East a distance of 57.61 feet to a point; thence South 86 degrees 00 minutes 10 seconds East a distance of 44.15 feet to a point, said point being the point of beginning. The area herein described is approximately 4.32 acres, more or less.

BEING KNOWN AS: 800 MCKINLEY AVENUE, BUTLER, PA 16001

PROPERTY ID NUMBER: 565 20 200A0000

BEING THE SAME PREMISES WHICH THE ESTATE OF MARY M. FRATTO, BY MARLENE FOLK, EXECUTRIX BY DEED DATED 2/4/1997 AND RECORDED 2/5/1997 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2708 AT PAGE 0495, GRANTED AND CONVEYED UNTO FRANCIS J. PLAISTED, NOW DECEASED AND CARLA M. PLAISTED, HUSBAND AND WIFE.

PROPERTY ADDRESS: 800 MCKINLEY AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565 20 200A0000

Seized and taken into execution to be sold as the property of CARLA M. PLAISTED in suit of PENNYMAC LOAN SERVICES, 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