

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30176

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 PARCEL OF GROUND SITUATED IN FRANKLIN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING SHOWN ON A SURVEY BY NORTHERN SURVEYORS AND ASSOCIATES, DATED MAY 30, 2023 ANP BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF NEW CASTLE ROAD (S.R. 0422) ON LINE OF LAND NOW OR FORMERLY OF M. TWENTIER, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF GROUND; THENCE BY SAID LAND THE FOLLOWING THREE COURSES AND DISTANCES; NORTH 270 37'33" EAST 212.27' TO A POINT; THENCE NORTH 54030 1 27" WEST 45.00' TO A POINT; THENCE NORTH 020 15'27" WEST 600.00' TO A POINT ON LAND NOW OR FORMERLY B. SAWYER; THENCE BY SAID LAND NORTH 890 11 1 33" EAST 106.78' TO AN IRON PIN ON LAND NOW OR FORMERLY OF G. RUMBURG. THENCE BY SAID LAND THE FOLLOWING THREE COURSES AND DISTANCES; SOUTH 02 15 27" EAST 599.58' TO AN IRON PIN; THENCE SOUTH 35 47'27" EAST 63.50' TO AN IRON PIN; THENCE SOUTH 12 30 33" WEST 284.24' TO A POINT IN THF CENTER OF SAID NEW CASTLE ROAD; THENCE BY THE CENTER OF SAID ROAD; NORTH 51 55'42" WEST 183.06' TO A POINT BEING THE PLACE OF BEGINNING.

CONTAINING 2.35 ACRES MORE OR LESS.

EXCEPTING AND RESERVING all Oil and Gas as conveyed by Deed dated July 9, 2018 and Recorded in the Butler County Recorder of Deeds Office at instrument No. 201807120013870.

BEING THE SAME PREMISES which William R. Martin, Executor of the Estate of Charles Francis Martin a/k/a Charles F. Martin, Deceased, by Deed dated 6/1/23 and recorded in the Office of the Recorder of Deeds of Butler County on 6/6/23 in Instrument 202306060007859, granted and conveyed unto William D. Cornelius.

PARCEL NO.: 170-3F80-26B-0000

PROPERTY ADDRESS: 906 NEW CASTLE ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 170-3F80-26B-0000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM D. CORNELIUS A/K/A WILLIAM DAVID CORNELIUS, DECEASED in suit of SELENE FINANCE, LP.

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:
POWERS KIRN, LLC
TREVOSÉ, PA 215-942-2090

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania