

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-30184

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 lot, piece or parcel of ground situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being Lot No. 8 of the BrooksedgE Estates Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in the Plan Book Volume 1776, pages 6 and 7.

Being the same premises which Richard Phillips and Annette Phillips, husband and wife by Deed dated April 6, 2000 and recorded April 10, 2000 in Butler County in Instrument No. 200004100007647 conveyed unto George M. Heyl and Doris E. Heyl, husband and wife, in fee.

And the said Doris E. Heyl died on June 9, 2019.

And the said George M. Heyl a/k/a George Michael Heyl died on February 8, 2021 leaving a Will probated and registered at Butler County as Will No. 10-21-0322, wherein he appointed Linda C. Pickens as Executrix, to whom Letters Testamentary were granted on March 12, 2021.

Being known as: 115 BROOKSEdge DRIVE, BUTLER, PENNSYLVANIA 16001.

Title to said premises is vested in Christopher J. Richardson a/k/a Christopher Richardson by deed from LINDA PICKENS, EXECUTOR OF ESTATE OF GEORGE dated August 17, 2021, and recorded January 20, 2022, in Instrument Number 202201200001485.

PROPERTY ADDRESS: 115 BROOKSEdge DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 60-S17-B8

Seized and taken into execution to be sold as the property of CHRISTOPHER RICHARDSON in suit of CITIZENS BANK, N.A..

**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:  
MCCABE, WEISBERG & CONWAY, LLC  
PHILADELPHIA, PA 215-790-1010

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