

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30195

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 and tract of land situate in Summit Township, Butler County, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the center line of Township Route T-622, which point is the Northeast corner of the lot herein conveyed and the Southeast corner of the lot now or formerly James F. Dittmer and Sharyn E. Dittmer, his wife, which point is also the center line of a 16 foot right of way; thence along center line of said 16 foot right of way and lands of Dittmer, South 76 degrees 14' West 187 feet to a point in the center line of a 10 foot right of way; thence along lands of Dittmer, also being the center line of a 10 foot right of way North 2 degrees 19' West 34.86 feet to a point; thence along lands of Dittmer, South 87 degrees 41' West 86.07 feet to a point, on other lands of now or formerly E. Karch; thence along lands of grantors herein South 2 degrees 19' East 195.23 feet to a point; thence along same, North 78 degrees 01' East 321.91 feet to a point in the center line of Township Route T-622; thence along center line of said Township Route T-622, North 20 degrees 49' West 151.24 feet to a point, the place of beginning.

AND CONTAINING 1.08 acres as per survey of Greenough & Greenough, Inc., dated March, 1972.

GRANTING AND CONVEYING to the grantees herein, their heirs and assigns, the right of ingress, egress and regress over and across an 8 foot strip of land, constituting the Northern 8 feet of the said 16 foot right of way hereinabove referred to, and also over and across the 5 foot Eastern portion of the said 10 foot right of way hereinabove referred to; (See agreement at Record Book Volume 1789, Page 346).

THE intent of the above exception and reservation and conveyance of rights of way is that both parties hereto, their heirs and assigns, shall have the full use and privilege of the said 16 foot right of way and said 10 foot right of way, as plotted and shown on right of way.

HAVING erected thereon a dwelling known as 110 Schnur Road, Butler, PA 16002 and designated as Parcel No. 290-1F153-A14E-0000.

SUBJECT to all exceptions, reservations and covenants, conditions, easements, rights of way, oil and gas leases, and coal and/or mining rights, set forth in any prior instruments of record or the recorded plan.

Being the same premises which Jason R. Thompson and Robin L. Thompson, husband and wife, by Deed dated May 31, 2023, recorded with the Recorder of Deeds of Butler County, Pennsylvania on June 1, 2023 at Instrument No. 202306010007614, granted and conveyed unto Douglas Vane Goldstrohm.

PROPERTY ADDRESS: 110 SCHNUR ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 290-1F153-A14E-0000

Seized and taken into execution to be sold as the property of DOUGLAS VANE GOLDSTROHM in suit of FIRST COMMONWEALTH BANK.

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:
MCGRATH MCCALL, P.C.
PITTSBURGH, PA 412-281-4333

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania