

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2025-30196

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 or piece of ground situate in the Township of Clearfield, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the intersection of the centerline of Township Road T-570 (Old Route 422) and the West line of land now or formerly G.. C.. Kuzuch, said point being the Northeast corner; thence South 3 degrees 56' West along the West line of land of Kozuch a distance of 624 feet to a point, the Southwest orner; thence North 87 degrees 47' West along the North line of Kozuch a distance of 208 feet to a point, the Southwest corner; thence North 3 degrees 56' East along the East line of land of Ruediger and Reed a distance of 150 feet to a point; thence South 87 degrees 47' East along the South line of Lot 2 a distance of 188 feet to a point; thence North 3 degrees 56' East along the East line of Lot 2 a distance of 474 feet to a point, the Northwest corner; thence South 87 degrees 47' East along the centerline of Township Road T-570 a distance of 20 feet to the point of the place of BEGINNER.

Property Address: 103 Reed Road, Fenelton, PA 16034

NOTE: According to the Assessor, "103 Reed Road" in now "109 Beatrice Lane"

Parcel ID: 090-1F67-19D-0000

Title is vested in James H. Reed and Tracy J. Reed, his wife, formerly Tracy Kraustok by deed from James H. Reed and Tracy J. Reed, his wife dated 09/14/1993 and recorded on 09/20/1993 in the Butler County Clerk's/Register's Office as Book 2359, Page 144, and as Instrument No.: 021764.

PROPERTY ADDRESS: 109 BEATRICE LANE, FENELTON, PA 16034

UPI / TAX PARCEL NUMBER: 090-1F67-19D-0000

Seized and taken into execution to be sold as the property of TRACY J. REED, JAMES H. REED in suit of PNC BANK, NATIONAL ASSOCIATION.

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:
MCCALLA RAYMER LEIBERT PIERCE, LLP
ISELIN, NJ

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania