

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2025-30201

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, MARCH 20, 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, Butler County, Commonwealth of Pennsylvania, being bounded and described as follows:

Commencing at the Northeast corner of lot of Joseph Thompson, formerly on the South side of West Pearl Street; thence East along East Pearl Street, fifty-seven (57) feet to an alley laid out by Alexander Lowry; thence South along said alley way one hundred thirty-five (135) feet to an alley laid out by Jon F. Lowery; thence West along said alley, fifty-seven (57) feet to the Southeast corner of lot of Joseph Thompson, formerly; thence North along the East line of lot of Joseph Thompson formerly, one hundred thirty-five (135) feet to the place of beginning.

BEING known and numbered as 313 West Pearl Steet, Butler, PA 16001»

Being the same property conveyed to Ryan M. Crissman who acquired title by virtue of a deed from David P. Todd and Carrie Todd, husband and wife, dated January 4, 2021, recorded January 6, 2021, as Instrument Number 202101060000465, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 565 12 1560000

PROPERTY ADDRESS: 313 WEST PEARL STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-12-1560000

Seized and taken into execution to be sold as the property of RYAN M CRISSMAN in suit of MIDFIRST 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:
MDK LEGAL
COLUMBUS, OH

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania