

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-2024-30181

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, JULY 17, 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 of ground situate in Center Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southwest corner of the property herein described at a point in the center of a forty-foot street; Thence North 1 deg. 14' West along Lot 7-A two hundred twenty-five (225) feet to lands of Vargo; Thence North 87 deg. 35 1 East one hundred twenty-five (125) feet; Thence by Lot 5-A in said Plan, South 1 deg. 14' East two hundred twenty-five (225) feet to the center of a forty-foot street; Thence by said Street South 87 deg. 35' West one hundred twenty-five (125) feet to the place of beginning. Containing .64 of an acre and being Lot No. 6-A in the Shanor Manor Plan No. 2 as corrected and re-recorded in Rack File 9, Page 29.

BEING Parcel No.: 060-S3-C6A-0000

Being the same premises which Bridget L. Pierce, By Deed dated 07/17/2018 and recorded 07/18/2018, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 201807180014317, granted and conveyed unto Victor J. Stivason, in fee.

Tax Parcel: 060-S3-C6A-0000 AKA 060 S3 C6A

Premises Being: 121 Shanahan Road, Butler, PA 16001

PROPERTY ADDRESS: 121 SHANAHAN ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 060-S3-C6A-0000

Seized and taken into execution to be sold as the property of VICTOR J. STIVASON in suit of FREEDOM MORTGAGE CORPORATION.

**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:  
BROCK & SCOTT, PLLC  
KING OF PRUSSIA, PA

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