

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2025-30218

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, lot or parcel of ground situated in the Township of Butler, County of Butler, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southeasterly line of Highfield Road, said point being fifty (50) feet East of the Southeasterly intersection of Highfield Road and Nixon Avenue; THENCE South sixty-nine degrees, forty-seven minutes, forty seconds (69 degrees 47' 40") East along the Southeasterly line of Highfield Road a distance of seventy-five (75) feet to a point; THENCE South twenty degrees, twelve minutes, twenty seconds (20 degrees 12' 20") West along the Westerly line of Lot No. 251-A a distance of one hundred seventy-two (172) feet to a point on the northerly line of a twenty foot alley named Arlington Way; THENCE North sixty-nine degrees, forty-seven minutes forty seconds (69 degrees 47' 40") West along the Northerly line of Arlington Way a distance of seventy-five (75) feet to a point; THENCE North twenty degrees, twelve minutes, twenty seconds (20 degrees 12' 20") East along the Easterly line of Lot No. 252-B a distance of one hundred seventy-two (172) feet to point of beginning.

BEING lots Nos. 251-B and 252-A in the Butler Highfields Plan of Lots recorded in the Recorder's Office in and for Butler County in Plan Book "B", Page 16.

PARCEL NO. 55-28 B251

Being the same premises which Christopher M. Ammon and Renee L. Ammon husband and wife, by Deed dated 05/10/2007 and recorded 05/17/2007, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 200705170012373, granted and conveyed unto Timorthy W. Shannon and Amy M. Allen as joint tenants with rights of survivorship.

Tax Parcel: 055-28-B251-0000 A/K/A 55-28 B251

Premises Being: 217 Highfield Road, Butler, PA 16001-3118

PROPERTY ADDRESS: 217 HIGHFIELD ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 055-28-B251-0000

Seized and taken into execution to be sold as the property of TIMOTHY W. SHANNON A/K/A TIMOTHY SHANNON, AMY L. ALLEN A/K/A AMY MARCELLE ALLEN A/K/A AMY M. ALLEN A/K/A AMY ALLEN in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

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 AND SCOTT, PLLC
KING OF PRUSSIA, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania