

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2025-30234

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 parcel or tract of land situate in Clay Township, Butler County, Pennsylvania, bounded, and described as follows:

Beginning at the northeast corner of said parcel at a White Oak Stump on the southern right of way of Township Road 460 on line of property of now or formerly John R. Herminger, thence South 1 degrees 35 minutes West, a distance of 140 feet along line of property of now or formerly John R. Herminger to a point; thence North 88 degrees 25 minutes West, a distance of 508 feet more or less, along other property of grantors herein to a point in the center line of Township Road 460; thence North 1 degrees 35 minutes East, a distance of 185 feet along the center line of Township Road 460 to a point; thence South 88 degrees 25 minutes East, a distance of 508 feet, more or less, along the southern right of way line of Township Road 460 to a white oak stump, the place of beginning.

BEING KNOWN AS: 149 MCGREGOR ROAD, BUTLER, PA 16001

PROPERTY ID NUMBER: 080-2F110-8A-0000

BEING THE SAME PREMISES WHICH PAMELA M. NOBLIT, FORMERLY PAMELA M. MCGREGOR BY DEED DATED 4/15/2009 AND RECORDED 4/30/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 200904300008802, GRANTED AND CONVEYED UNTO JAMES E. NOBLIT, NOW DECEASED AND PAMELA M. NOBLIT, NOW DECEASED.

PROPERTY ADDRESS: 149 MCGREGOR ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 080-2F110-8A-0000

Seized and taken into execution to be sold as the property of KRISTEN M. NOBLIT, SOLELY IN HER CAPACITY AS HEIR OF PAMELA M. NOBLIT, DECEASED, DAVID M. MCGREGOR, SOLELY IN HIS CAPACITY AS HEIR OF PAMELA M. NOBLIT, DECEASED in suit of LAKEVIEW LOAN SERVICING LLC.

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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania