

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2025-30235

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

BEGINNING at a point on the West side of Chan-Nowr Manor and the intersection of Lots Nos. 34 and 35 in the Chan-Nowr Manor Plan No. 2, and being the northwest corner of the within described tract of land; thence South 0 degree 56 minutes West, Eighty and 57/100 (80.57) feet along Chan-Nowr to a point; thence by a curve to the right in a southwesterly direction, having a radius of Thirty-five and 75/100 (35.75) feet, a distance of Fifty-five and 40/100 (55.40) feet to a point in Chan-Nowr Manor, thence North 89 degrees 43 minutes East along said Sfreet and along the line of Lot No. 25 in said Plan, One Hundred Seventyone and 18/100 (171.18) feet to a point on lands not or late of F. Giesy; thence North 0 degree 56 minutes East, One Hundred Nineteen and 95/100 (119.95) feet to a point on line of Lot No. 34 in said Plan; thence South 89 degrees 4 minutes East along line of Lot No. 34, a distance of Two Hundred Six and 13/100 (206.13) feet to a point on Chan-Mowr Manor at the place of the beginning.

SAID described property being Lot No. 35 in the Chan-Mowr Manor Plan No. 2 as surveyed by Greenough-McMahon & Greenough, Inc., in June of 1955.

BEING KNOWN AS: 125 MANOR DRIVE, VALENCIA, PA 16059

PROPERTY ID NUMBER: 230-S2-43CA35-0000

BEING THE SAME PREMISES WHICH GARRICK D. OVER AND TRACY N. OVER HUSBAND AND BY DEED DATED 9/21/2020 AND RECORDED 9/28/2020 IN THE OFFICE OF RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO.: 202009280021068, GRANTED AND CONVEYED UNTO JOSEPH C. GRESSANG, UNMARRIED MAN.

PROPERTY ADDRESS: 125 MANOR DRIVE, VALENCIA, PA 16059

UPI / TAX PARCEL NUMBER: 230-S2-43CA35-0000

Seized and taken into execution to be sold as the property of JOSEPH GRESSANG AKA JOSEPH C. GRESSANG 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