

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2025-30244

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 Ward 1 of the City of Butler, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

ON the north, forty (40) feet by lot formerly of Boozel, now Schuler; on the East, 80 feet by lot of now or formerly Hollefreud; and on the South 40 feet by Sumner Avenue; and on the west, 80 feet by Garfield Avenue.

BEING more particularly bounded and described per the survey of Bock & Clark, R. S. dated November 17, 1994.

BEGINNING at a point on the northern line of Sumner Avenue, 50 foot right of way, said point being common to Lot No. 21; thence along the northern line of Sumner Avenue, South 70 degrees 00 minutes 00 seconds West, a distance of 40.0 feet to a point where Sumner Avenue intersects with Garfield Avenue, a 40 foot right of way; thence along the eastern line of Garfield Avenue, North 13 degrees 30 minutes 00 seconds West, a distance of 80.0 feet to a point on part of Lot No. 22, said point being the northeast corner; thence along part of Lot No. 22, North 70 degrees 00 minutes 00 seconds East, a distance of 40.0 feet to a point on Lot No. 21; thence along Lot No. 21, South 14 degrees 00 seconds East, 00 minutes East, a distance of 80.0 feet to a point, the place of beginning.

BEING designated as Tax Parcel Number: 561-3-187-0000, and known as 120 Sumner Avenue, Butler, PA 16001.

SUBJECT TO the encroachment of a wooden fence by 2.4 feet from the southerly side on to Sumner Avenue, a 40.00 foot right of way as shown on the survey of Bock & Clark, dated November 18, 1994.

BEING the same property conveyed to Jo Ann Mason, by Deed of Cindy Leavitte, dated February 23, 2007, and recorded with the Butler County Recorder of Deeds on February 27, 2007, at Instrument No. 200702270004524.

PROPERTY ADDRESS: 120 SUMMER AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-3-187-0000

Seized and taken into execution to be sold as the property of JOANN MASON in suit of REDEVELOPMENT AUTHORITY OF THE CITY OF BUTLER.

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:
DILLION, MCCANDLESS, KING, COULTER & GRAHAM
BUTLER, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania