

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2025-30247

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.

PARCEL 1:

ALL that certain piece or lot of ground being Lot No. 253 in the Plan of Lots known as Connoquenessing Woodlands, Unit Two (2) and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Rack 29, page 14.

BEGINNING on the Northerly side of Connoquenessing Woodlands Plan No. 1 at a point on the dividing line between Lots No. 253 and 254 in said Plan; thence in a Northerly direction, North 0 degrees 29 minutes West, a distance of 125 feet to a point; thence in a Easterly direction, North 89 degrees 31 minutes East, a distance of 45 feet to a point of curvature; thence by said curve having a radius of 25 feet, an arc distance of 39.26 feet to the right; thence in a Southerly direction, South 0 degrees 29 minutes East, a distance of 100 feet along the Westerly side of Pheasant Drive, to a point; thence in a Westerly direction along Connoquenessing Woodlands Plan No. 1, South 89 degrees 31 minutes West, a distance of 70 feet to the point of beginning. For chain of title see Deed Book Volume 866, Page 260.

THE property address is 253 Chipmunk Road, Evans City, PA, with Tax Map # 120-S3-A253

PARCEL 2:

ALL THAT CERTAIN LOT in Connoquenessing Twp. Of piece of ground being Lot No. 254 in the plan of lots known as Connoquenessing Woodlands, Unit Two (2), and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Rack 29, Page 14, and being bound and described as follows:

BEGINNING on the southerly side of Chipmunk Road, at a point on the dividing line between lots No. 254 and 255 in said plan; thence in a southerly direction South 0 degrees 29 minutes East, a distance of 125 feet to a point; thence in an easterly direction North 89 degrees 31 minutes East, a distance of 70 feet to a point; thence in a northerly direction North 0 degrees 29 minutes West, a distance of 125 feet to a point; thence in a westerly direction South 89 degrees 31 minutes West, a distance of 70 feet along the southerly side of Chipmunk Road to a point at the place of beginning.

EXCEPTING AND RESERVING from the act and operation of this conveyance any coal with mining rights and privileges as heretofore conveyed and reserved in instruments of record.

EXCEPTING AND RESERVING all rights and privileges as have been excepted, reserved and conveyed by prior instrument of record.

SUBJECT TO all easements and rights of way affecting the above described premises as the same appear of record.

SUBJECT TO all restrictions, reservations, building lines and easements as set forth and recorded in Deed Book 734, Page 97. Tax Map # 120-S3-A254.

PARCEL 3:

ALL that certain lot or piece of ground being Lot No. 249 in the plan of lots known as Connoquenessing Woodlands, Unit one (1) and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Rack 29, page 6 BEGINNING at a point, being the Northeast corner of property herein described and the Northeast corner of Lot No. 248, thence in a Southerly direction SO-29E for a distance of One hundred twenty-five feet (125') to a point, thence in an Easterly direction N89-31E along the North side of Connoquenessing Drive for a distance of Forty-five feet (45') to an arch, having a radius of Twenty-five feet (25') for a distance of Thirty-nine and twenty-seven one-hundredths feet (39.27') to a point, thence in a Northly direction NO-29W along the West side of Pheasant Drive for a distance of One hundred feet (100') to a point, thence in a Westerly direction of S89-31W for a distance of Seventy feet (70') to the place of beginning.

EXCEPTING AND RESERVING all rights and privileges as have been expected, reserved, and conveyed by prior instruments of record.

SUBJECT to all easements and rights of way affecting the above described premises as the same appear of record.

SUBJECT to all restrictions, reservations, building lines, and easements as set forth and recorded in Deed Book 734, page 97.

SAID parcel situated in Connoquenessing Township, Butler County, Pennsylvania. Tax Map # 120-S3-A249.

Parcel Number: 120-S3-A249 & 120-S3-A253 & 120-S3-A254

Property Address: 253 Chipmunk Road, 254 Chipmunk Road and 249 Chipmunk Road, Evans City, PA 16033

BEING the same premises which John M. Baran, Frank S. Pistella and Katherine S. Pistella, Charlene Youngman Pronia a/k/a Charlene Y. Pronio day by Deed dated August 15, 1997, June 28, 1996 August 7, 1995 and recorded in the Office of Recorder of Deeds of Butler County on March 9, 1998 July 2, 1996 August 31, 1995 at Book 2834 at Book 2644 at Book 2535,Page 0731,Page 0249,Page 02410 granted and conveyed unto Jeffery D. and Sandy A. Morgan Jeffrey D. Morgan and Sandra A. Morgan Jeffrey D. Morgan and Sandra A. Morgan.

PROPERTY ADDRESS: 253 CHIPMUNK ROAD 254 CHIPMUNK ROAD, & 249 CHIPMUNK ROAD, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 120-S3-A249 & 120-S3-A253 & 120-S3-A254

Seized and taken into execution to be sold as the property of JEFFREY D. MORGAN AKA JEFFERY D. MORGAN, SANDRA A. MORGAN A/K/A SANDY A. MORGAN in suit of WELLS FARGO BANK, N.A..

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:
STERN & EISENBERG, P.C.
WARRINGTON, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania