

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-2026-30008

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, MAY 15, 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 lot of land situate in Center Township, Butler County, Pennsylvania, being bounded and described as follows:

Beginning at a point, which point is common to the center of the Butler-West Sunbury Road and to the center of a road leading in an Easterly direction through the Shanor Manor Plan of Lots, being the Northwest corner of the lot herein described; thence by the last mentioned street, North 86 degrees 39' East, a distance of 256.54 feet to a point; thence South 0 degrees 37' East, 125.5 feet to a point; thence by Lot No. 6, South 86 degrees 39' West, 256.54 feet to the center of the Butler-West Sunbury Road; thence North 0 degrees 37' West by the center of the same 125.5 feet to the place of beginning. Being Lot No. 7 in the Shanor Manor Plan of Lots recorded in Rack File 9, Page 24.

Also known as Parcel Number 060-S3-D7-0000

Being the same premises which Sean Caughey and Nora Caughey, by Deed dated 08/23/2024 and recorded 08/29/2024, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No.202408290012779, granted and conveyed unto Troy Double and Erin Double, in fee.

Tax Parcel: 060 S3 D70000 AKA 060-S3-D7-0000

Premises Being: 138 W Sunbury Rd, Butler, PA 16001

PROPERTY ADDRESS: 138 WEST SUNBURY ROAD, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 060-S3-D7-0000

Seized and taken into execution to be sold as the property of ERIN DOUBLE, TROY DOUBLE 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:  
BROCK & SCOTT, PLLC  
KING OF PRUSSIA, PA

**MICHAEL T. SLUPE, Sheriff**  
BUTLER COUNTY, Pennsylvania