SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30023

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, NOVEMBER 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 or parcel of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at the Northwest corner of the herein described tract, at a stake on the Southeasterly edge of the Old Franklin Road, said point being also the Northeast corner of lands now or late of Lewis Bauman, formerly Thornley Cookson; thence along lands of said Lewis Bauman, formerly Thornley Cookson, South 0 degrees 45' East, 693 feet to a point on the Northerly line of lands now or late of C.E. Gibson; thence along the Northerly line of land now or late of C.E. Gibson, South 86 degrees 48' East, 189.05 feet to a point on the Westerly line of land now or late of Wm. A. Twentier; thence along said line of said land, North 0 degrees 45' West, 706 feet to the Southerly line of a lane, now known as Vandevort Lane, South 89 degrees 15' West, 188.6 feet to a point at the place of beginning.

HAVING erected thereon a two and one-half story frame dwelling.

Being the same premises which William J. Novak and Nancy K. Novak, by Deed dated 11/25/1996 and recorded 12/03/1996, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Book 2691, Page 483, granted and conveyed unto William J. Novak, in fee.

AND the said William Joseph Novak, has departed this life on or about 02/21/2025, thereby vesting title of the mortgaged premises unto William Joey Novak A/K/A William J. Novak, in his capacity as Administrator of the Estate of William J. Novak A/K/A William Joseph Novak.

Tax Parcel: 130 4F48 29B0000 AKA 130-4F48-29B 000

Premises Being: 7524 Franklin Rd, Cranberry Township, PA 16066

PROPERTY ADDRESS: 7524 FRANKLIN ROAD, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-4F48-29B-0000

Seized and taken into execution to be sold as the property of WILLIAM JOEY NOVAK, AKA WILLIAM J. NOVAK, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF WILLIAM J NOVAK AKA WILLIAM JOSEPH NOVAK in suit of FREEDOM MORTGAGE CORPORATION.

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

(c) CountySuite Sheriff, Teleosoft, Inc.