

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30027

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, JULY 17, 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 the Borough of Fairview, County of Butler and Commonwealth of Pennsylvania, being known as Parcel Nos. 1 and 2 on the Plan of Survey for John W. Davis dated December 4, 1996, being bounded and described as follows:

Beginning at a point in the center line of Angel Avenue, a 33 foot right-of-way, said point being the Northeasterly corner of the within described tract and the Northwesterly corner of lands now or formerly of D. Morrow; thence along Morrow, South 10 degrees 20' 48" West, a distance of 182.33 feet to a point on the lands now or formerly of C. Lopinski; thence along Lopinski the following four courses and distances: North 88 degrees 55' 12" West, a distance of 79.22 feet; thence South 10 degrees 20' 48" West, a distance of 175.91 feet to a point; thence North 79 degrees 39' 12" West, a distance of 10 feet to a point; thence North (erroneously typed "South" in prior deed) 37 degrees 17' 06" West, a distance of 104.29 feet to a point on lands now or formerly of C. Martle; thence along Martle and Lowers, North 4 degrees 48' 52" East, a distance of 155.08 feet to a point; thence along lands now or formerly of Lowers and Lehner, North 02 degrees 48' 49" East, a distance of 147.64 feet to a point on the Southerly right-of-way line of Angel Avenue; thence extending into Angel Avenue a distance of 17 feet from the corner of lands now or formerly of Lehner; thence along said center line, South 79 degrees 39' 12" East, a distance of 199.54 feet to a point, the place of beginning.

BEING THE SAME PREMISES which Wayne Christy and Jennifer Christy, husband and wife, by Deed dated 12/23/2022 and recorded in the Office of the Recorder of Deeds of Butler County on 12/29/2022 in Deed Instrument No. 202212290026109, granted and conveyed unto Michael Richard, Jr., unmarried and Jessica Chandler, unmarried.

PARCEL NO.: 410 S1 F60000

PROPERTY ADDRESS: 114 ANGEL AVENUE, PETROLIA, PA 16050

UPI / TAX PARCEL NUMBER: 410-S1-F60000

Seized and taken into execution to be sold as the property of MICHAEL RICHARD, JR., JESSICA CHANDLER in suit of PENNYMAC LOAN SERVICES, 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:
POWERS KIRN, LLC
TREVOSE, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania