

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30034

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 lot of land situate in the Second Ward, City of Butler, County of Butler, Commonwealth of Pennsylvania, known as 519 East Brady Street, bounded and described as follows:

BEGINNING at a point on the Southern line of East Brady Street at the Northeast corner of the parcel herein described, said point being common to the Western line of St. Marys Street: thence by St. Marys Street, South 1 degrees 57' 36" West, 140.97 feet to an iron pin at the Northeast corner of land of now or formerly J. W. O'Brien and others: thence by O'Brien, South 86 degrees 20' 30" west, 33.86 feet to an iron pin at the Southeast corner of land of now or formerly D. R. Snyders; thence by Snyder, North 1 degree 34' 30" East, 119.73 feet to an iron pin on the Southern line of East Brady Street; thence by East Brady Street, North 56 degrees 31 ' 22" East, 42.35 feet to a point, the place of beginning. Containing 4,451 square feet or O. 102 acre and having thereon erected a dwelling house.

THIS description is prepared in accordance with the survey of R. B. Shannon and Associates, Inc. dated April 24, 1991.

BEING the same property conveyed unto Charles A. Henning and Ruth D. Hennings, his wife, by deed dated May 4, 1945 and recorded in Deed Book 533, Page 270. Charles A. Henning died March 19, 1954, thereby vesting title in Ruth D. Hennings, his wife, buy operation of law.

PARCEL is designated in the Assessment Record for Butler County as being in the City of Butler, Ward 2 found on Map 23, Parcel 89.

BEING the same premises which Larry E. Dickey and Dorothy A. Dickey, his Wife by Deed dated September 14, 2011, and recorded in the Official Records of Butler County on September 26, 2011, as Instrument 201109260023077 granted and conveyed unto Dorothy A. Dickey, Married. Upoh information and belief, Dorothy A. Dickey is deceased having passed on May 8, 2020.

519 East Brady street, Butler, PA 16001
Tax Parcel Number: 562-23-89-0000

PROPERTY ADDRESS: 519 EAST BRADY STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 562-23-89-0000

Seized and taken into execution to be sold as the property of PATRICK ROGERS, KNOWN HEIR OF DOROTHY A. DICKEY, DECEASED, MICHELLE HART, KNOWN HEIR OF DOROTHY A. DICKEY, DECEASED, JONATHAN DICKEY, KNOWN HEIR OF DOROTHY A. DICKEY AND LARRY E. DICKEY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY A. DICKEY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LARRY E. DICKEY, DECEASED in suit of U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION.

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:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania