

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30037

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 lot of land situate in the Third Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

ON the North 25 feet by Lot No. 54 of the same plan; on the East 74.18 feet by Lot No. 112 in the same plan; South 25 feet by Virginia Avenue; West 74.28 feet by Lot No. 114 of the same plan.

BEING Lot No. 113 in the Cavanaugh Plan of Lots in the Third Ward, City of Butler.

BEING KNOWN AS: 542 Virginia Avenue, Butler, PA 16001

BEING THE SAME PREMISES which Benjamin Smith and Emily D. Smith, by Deed dated 2/21/2023 and recorded 2/28/2023 in the Office of the Recorder of Deeds in and for Butler County in Instrument No. 202302280002654, granted and conveyed unto William Robert Dingel, III.

PARCEL NO.: 563-28-11-0000

PROPERTY ADDRESS: 542 VIRGINIA AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 563-28-11-0000

Seized and taken into execution to be sold as the property of WILLIAM ROBERT DINGEL, III in suit of CITIZENS 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:
THE LAW OFFICE OF GREGORY JAVARDIAN, LLC
SOUTHAMPTON, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania