

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-2026-30036

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 Jefferson Township, Butler County, and Commonwealth of Pennsylvania, being Lot no. 3 in the Howard F. Harvey Plan of Lots No. 1 as recorded in the Butler County Recorder's Office in Rack File 65, Page 4, bounded and described as follows:

BEGINNING at a point in the centerline of Legislative Route 387, (also known as Saxonburg-Winfield Road), said point being common to the Southwest corner of lands now or formerly of William Warthen, and said point being the Southeast corner of the tract herein described; thence South 47 degrees 10' West, along the centerline of Legislative Route 387, a distance of 105.00 feet to a point, said point being common to the Southeast corner of lands now or formerly of Jean Wetzel, and said point being the Southwest corner of the tract herein described; thence leaving the centerline of Legislative Route 387, North 39 degrees 48' 20" West, along line of lands now or formerly of Jean of Legislative Route 387, North 39 degrees 48' 20" West, along line of lands now or formerly of Jean Wetzel, a distance of 230.30 feet to a point, said point being common to line of lands now or formerly of Gary Reitler, and said point being the Northwest corner of the tract herein described; thence North 34 degrees 36' East along line of lands now or formerly of Gary Reitler, a distance of 82.27 feet to a point, said point being common to the Northwest corner of lands now or formerly of William Warthen, and said point being the Northeast corner of the tract herein described; thence South 45 degrees 43' 50" East along line of lands now or formerly of William Warthen, a distance of 248.20 feet to a point at the place of beginning.

SUBJECT however to the following:

(1)A public utility right-of-way, 15 feet in width and extending along the Southwestwardly boundary of the property being conveyed; the southerly boundary of the said right-of-way abutting upon the paved portion of Legislative Route 387.

(2)Coal and mining rights and all rights and privileges incident to the mining of coal heretofore conveyed or reserved by prior instruments of record.

BEING known 158 Water Street Extension, Saxonburg, Pennsylvania.

BEING further designated as Tax Map Parcel No. 190-S4-J2.

Together with all the Buildings, Improvements and Appurtenances.

BEING KNOWN AS: 158 WATER ST EXT, SAXONBURG, PA 16056

PROPERTY ID: 190 S4 J20000

TITLE TO SAID PREMISES IS VESTED IN MICHAEL KRCELICH AND KATHLEEN WRIGHT, HUSBAND AND WIFE BY DEED FROM THOMAS W MONTGOMERY AND BERNADETTE L MONTGOMERY, HIS WIFE, DATED May 11, 2007 RECORDED May 17, 2007 AT INSTRUMENT NO. 200705170012424

PROPERTY ADDRESS: 158 WATER STREET EXT, SAXONBURG, PA 16056

UPI / TAX PARCEL NUMBER: 190-S4-J20000

Seized and taken into execution to be sold as the property of KATHLEEN WRIGHT, MICHAEL KRCELICH in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY.

**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:  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLL  
MOUNT LAUREL, NJ

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