SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30212

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 LOT OF LAND SITUATE IN THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE NORTH SEVEN HUNDRED TWENTY ONE, 721, FEET BY OTHER LAND OF FIRST PARTIES; ON THE EAST SIXTY ONE 61, FEET BY BUTLER & FREEPORT PIKE OR HIGHWAY ROUTE 356; ON THE SOUTH SEVEN HUNDRED TWENTY ONE, 721, FEET BY LAND OF JOHN W. WADE AND ON THE WEST SIXTY ONE, 61, FEET BY OTHER LAND OF FIRST PARTIES, BY CONTAINING ONE, 1, ACRE, AND BEING PART OF A LARGER TRACT CONVEYED TO THE FIRST PARTIES BY DEED OF RICHARD H. FRANCIS, WIDOWER, DATED JULY 3, 1945, AND RECORDED IN DEED BOOK 540 PAGE 244, ETC. OF THE RECORDS OF BUTLER COUNTY.

Property Address: 334 North Pike Road, Sarver, PA 16055

Parcel ID: 040-1F92-A3C-0000

Title is vested in Richard J. Heasley by deed from Mary Ann Nemchik, Executrix of the Estate of Helen A. Harbison, a/k/a Helen Anna Harbison, deceased, dated October 20, 2015 and recorded on November 13, 2015 in the Butler County Clerk's/Register's Office as Instrument No.: 201511130025210.

PROPERTY ADDRESS: 334 NORTH PIKE ROAD, SARVER, PA 16055

UPI / TAX PARCEL NUMBER: 040-1F92-A3C-0000

Seized and taken into execution to be sold as the property of RICHARD J. HEASLEY in suit of PNC BANK, 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:
MCCALLA RAYMER LEIBERT PIERCE, LLC
ROSWELL, GA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.