

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30086

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, SEPTEMBER 18, 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 Butler Township, Butler County, Pennsylvania, being known and designated as Lot No. 30 in the Stirling Glen Plan of Subdivision. as recorded in the Office of the Recorder of Deeds of Butler County. Pennsylvania. at Rack File 137, Page 15. being more specifically bounded end described as follows:

Commencing at a point on a cul de sac at the conclusion of Arabian Circle, at a point in common to Lot No. 29 of the same plan; thence along the right-of-way line of Arabian Circle, by a curve to the left, having a radius of 50.00 feet, an arc distance of 74.92 feet to a point on line of Lot No. 31; thence by line of same, North 69 degrees 59' 40" East, a distance of 107.76 feet to a point on lands of now or formerly R. V. McKnight; thence by line of same, South 3 degrees 09' 35" East, a distance of 281.00 feet to a point on line of Lot No. 25; thence by line of same and Lot No. 26, South 88 degrees 39' 20" West, a distance of 61.52 feet to a point on line of Lot No. 29; thence by line of same, North 24 degrees 08' 45" West, a distance of 199.91 feet to a point, the place of beginning.

Parcel ID(s): 056 19 J300000

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Property Address: 105 Arabian Cir, Butler, PA 16001

BEING the same premises which Binh Nguyen and Nanh Nguyen AKA Hanh VO by Deed dated October 6, 2023 and recorded in the Office of Recorder of Deeds of Butler County on October 18, 2023 Instrument# 202310180015649 granted and conveyed unto Donald Edward Vargo.

PROPERTY ADDRESS: 105 ARABIAN CIR, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-19-J300000

Seized and taken into execution to be sold as the property of DONALD EDWARD VARGO in suit of LAKEVIEW LOAN SERVICING, 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:
STERN & EISENBERG, PC
WARRINGTON, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania