

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30099

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 the Township of Center, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the eastern line of a 50 foot street known as Cherokee Drive at a point common to the northern line of Lot No. 60 in the Timberley Heights Plan of Lots and the southern line of Lot No. 135 in the Timberley Heights Addition No. 1 Plan of Lots; thence confining along the eastern line of Cherokee Drive, North 4° 24' West, a distance of 5.83 feet to a point; thence continuing along the eastern line of Cherokee Drive by a curve to the right, having a radius of 392.92 feet, a distance of 148.63 feet to a point; thence continuing along the eastern line of Cherokee Drive, North 17° 16' 24" East, a distance of 21.35 feet to a point in the center of a 20 foot gas line easement and the southern line of Lot No. 134 in the within plan; thence continuing along the southern line of Lot No. 134 and the center line of said 20 foot gas line easement, South 61° 47' 30" East, a distance of 214.38 feet to a point on the Western line of lands now or formerly of E. Mack; thence continuing along the Western line of lands of now or formerly of E. Mack, South 2° 27' West, a distance of 79.94 feet to a point on the North line of Lot No. 60 in the Timberley Heights Plan of Lots; thence continuing along the Northern line of Lot No. 60 in the Timberley Heights Plan of Lots, North 87° 45' West, a distance of 208.11 feet to a point on the eastern line of Cherokee Drive, the place of beginning. Being Lot No. 135 in the Timberley Heights Addition No. 1 Plan of Lots as recorded in Rack File 30, Page 40.

BEING known and numbered as 400 Cherokee Drive, Butler, PA 16001

Being the same property conveyed to Daniel K. Laidlaw who acquired title by virtue of a deed from Patick J. Santoro and Robin R. Santoro, husband and wife, dated November 15, 2004, recorded November 19, 2004, as Instrument Number 200411190036859, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 060-S13-A135-0000

PROPERTY ADDRESS: 400 CHEROKEE DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 060-S13-A135-0000

Seized and taken into execution to be sold as the property of RENEE M LAIDLAW, INDIVIDUALLY AND AS ADMINISTRATRIX TO THE ESTATE OF DANIEL K. LAIDLAW in suit of NEWREZ 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:
MDK LEGAL
COLUMBUS, OH

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania