

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30103

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 TRACT OF LAND SITUATE IN THE SECOND WARD OF THE CITY OF BUTLER, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE SECOND WARD OF THE CITY OF BUTLER, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF CECELIA STREET, A 45-FOOT RIGHT OF WAY, SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND COMMON TO THE NORTHWEST CORNER OF LOT 28, NOW OR FORMERLY OF MENZ; THENCE BY CECELIA STREET, NORTH 10 DEGREES 45 MINUTES WEST, 45 FEET TO AN IRON PIN AT THE CORNER OF LOT 26, NOW OR FORMERLY OF GRAHAM; THENCE BY LOT 26, NORTH 87 DEGREES 7 MINUTES EAST, 159.89 FEET TO AN IRON PIN ON THE WESTERN LINE OF AN ALLEY; THENCE BY SAME, SOUTH 10 DEGREES 45 MINUTES EAST, 45 FEET TO AN IRON PIN AT THE CORNER OF LOT 28; THENCE BY LOT 28 AND THROUGH A COMMON WALL OF A GARAGE, SOUTH 87 DEGREES 7 MINUTES WEST, 158.89 FEET TO AN IRON PIN, THE PLACE OF BEGINNING. BEGINNING AT A POINT ON THE EASTERLY LINE OF CECELIA STREET, A 45-FOOT RIGHT OF WAY, SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND COMMON TO THE NORTHWEST CORNER OF LOT 28, NOW OR FORMERLY OF MENZ; THENCE BY CECELIA STREET, NORTH 10 DEGREES 45 MINUTES WEST, 45 FEET TO AN IRON PIN AT THE CORNER OF LOT 26, NOW OR FORMERLY OF GRAHAM; THENCE BY LOT 26, NORTH 87 DEGREES 7 MINUTES EAST, 159.89 FEET TO AN IRON PIN ON THE WESTERN LINE OF AN ALLEY; THENCE BY SAME, SOUTH 10 DEGREES 45 MINUTES EAST, 45 FEET TO AN IRON PIN AT THE CORNER OF LOT 28; THENCE BY LOT 28 AND THROUGH A COMMON WALL OF A GARAGE, SOUTH 87 DEGREES 7 MINUTES WEST, 158.89 FEET TO AN IRON PIN, THE PLACE OF BEGINNING. BEING ALL OF LOT 27 IN THE BERG PLAN AS RECORDED IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN DEED BOOK 104, PAGE 500.

BEING ALL OF LOT 27 IN THE BERG PLAN AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN DEED BOOK 104, PAGE 500.

BEING KNOWN AS 217 CECILIA STREET, BUTLER, PENNSYLVANIA 16001.

APN: 562 23 1190000

PROPERTY ADDRESS: 217 CECELIA STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 562-23-119-0000

Seized and taken into execution to be sold as the property of ROBERT STALEY, AS HEIR OF BETTY J. STALEY-DICKEY, DECEASED, BRIAN STALEY, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF BETTY J. STALEY-DICKEY, DECEASED 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:
LEOPOLD & ASSOCIATES, PLLC
PITTSBURGH, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania