SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30107

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 piece, parcel or lot of land situate in Winfield Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point on a line dividing the lands of the Grantors herein and E.C. Barnes and A.C. Freehling and the Southern Boundary of the lands of the Grantors herein, said point being located 354.30 feet East of the centerline of Township Route T-618; thence North 4° 6' 30" East along line of the Grantors herein a distance of 245 feet to a point; thence South 86° 38' East a distance of 175 feet along line of lands of P. Roenigk to a point; thence South 4° 6' 30" West along line of lands of I. McEwen a distance of 245 feet to a point; thence North 86° 38' West along line of lands of A.C. Freehling a distance of 175 feet to a point, the place of beginning.

The Grantors hereby grant and convey a 15-foot right of way to be located along the South 15 feet of their property, the Southern Boundary of which commences at the place of beginning and proceeds North 86° 38' West a distance of 354.30 feet to the center of Township Route T-618, containing .98 acres as per survey of Greenough McMahon & Greenough, dated May 1962 and revised May 1970.

AND BENG Tax Map Parcel No. 320-1F73-8A1.

UNDER AND SUBJECT TO:

a.Coal and coal bed methane gas and mining rights and all rights incident to the extraction or development of coal or coal bed methane gas heretofore conveyed, excepted and reserved by instruments of record; the right of surface, lateral or subjacent support; or any surface subsidence; and

b.Oil, gas, and minerals, and rights incident to the extraction or development of oil, gas or minerals heretofore conveyed, leased, excepted or reserved by insfruments of record.

Being the same premises which Donald F. McEwen and wife Sharon F. McEwen, by Deed dated 07/30/2018 and recorded 08/13/2018 in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 201808130016485, granted and conveyed unto Jade Nesbitt, in fee.

Tax Parcel: 320 1F73 8A10000 AKA 320-1F73-8A1 AKA 3201F738A1

Premises Being: 545 Bicker Rd, Cabot, PA 16023

PROPERTY ADDRESS: 545 BICKER ROAD, CABOT, PA 16023

UPI / TAX PARCEL NUMBER: 320-1F73-8A1

Seized and taken into execution to be sold as the property of JADE NESBITT A/K/A JADE N. NESBITT in suit of AMERISAVE MORTGAGE CORPORATION.

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:
BROCK & SCOTT, PLLC
KING OF PRUSSIA, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.