SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30119

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 tract of land situate in Fairview Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the intersection of line of lands of now or formerly Hemphill; of line of lands of now or formerly Walter D. Jameson; and the herein described fract; thence, along line of lands of now or formerly Hemphill the following courses and distances; South 77° West, a distance of 68.55 perches, more or less; South 1° 30' East, a distance of 30 perches; and South 88° West, a distance of 38.2 perches to line of lands of now or formerly E.D. Walker, thence, along line of lands of now or formerly E.D. Walker, South 1° 30' East, a distance of 37 perches to line of lands of now or formerly Albaugh & O'Hara Co.; thence along line of lands of now or formerly Albaugh & O'Hara Co.; North 88° East, a distance of 118.2 perches to line of lands of now or formerly Dennis Keyes; thence, along line of lands of now or formerly Dennis Keyes, North 1° West, a distance of 36 perches to line of lands of now or formerly Walter D. Jameson; thence along line of lands of now or formerly Walter D. Jameson the following courses and distances: South 88° 30' West, a distance of 26.36 perches, more or less, and in a Northeasterly direction, a distance of 46.72 perches, more or less, to a point, at the place of beginning.

SUBJECT to any and all prior grants and reservations of coal, gas, oil, mining rights and rights of way as the same may be and appear in prior instruments of record.

ALSO SUBJECT to any and all easements and rights of way as the same may be and appear in prior instruments of record.

BEING the same premises granted and conveyed by Bruce A. Brodmerkel and Donna J. Brodmerkel, his wife, to Curt J. Brodmerkel, single man, by a certain Deed dated March 25, 1999 and recorded in the Recorder of Deeds of Butler County, PA on March 25, 1999 at DBV 2982, Page 367.

Being further identified as Parcel I.D. No.: 150-1F25-30000.

PROPERTY ADDRESS: 133 BUTTERNUT ROAD, KARNS CITY, PA 16041

UPI / TAX PARCEL NUMBER: 150-1F25-30000

Seized and taken into execution to be sold as the property of CURT J BRODMERKEL in suit of FIRST NATIONAL BANK OF PENNSYLVANIA.

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:
DAVID W RAPHAEL
PITTSBURGH, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.