

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30138

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 parcel or tract of land situate in the Township of Clearfield, County of Butler, Commonwealth of Pennsylvania, bounded and described as follows:

Commencing at a point, being the Southwest corner of the property herein described; thence North 03° East, 77.00 feet along line of other property of now or formerly Carson to a point; thence North 88° 30' East, 181.95 feet to a point along property now or formerly of Louis and Marie Bauldoff, to a point in the center line of Chicora Road, known as Legislative Route 10036; thence along the center line of said Legislative Route 10036, South 05° 30' East, 97.72 feet to a point in the center of Legislative Route 10036; thence along line of property of now or formerly Hoover, North 85° 25' West, 195.87 feet to a point, the place of beginning.

Containing 0.38 acres, more or less, as per survey of W.G. Nagle, dated July 23, 1960.

BEING known and numbered as 903 Clearfield Road, Fenelton, PA 16034

Being the same property conveyed to LeAnn C. Frederick, an unmarried woman who acquired title by virtue of a deed from James Carson and Cheryl Carson, husband and wife, and Phyllis Carson May and Michael May, wife and husband, dated August 31, 2019, recorded September 12, 2019, as Instrument Number 201909120017978, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 090 1F65 A10H0000

PROPERTY ADDRESS: 903 CLEARFIELD ROAD, FENELTON, PA 16034

UPI / TAX PARCEL NUMBER: 090-1F65-A10H-0000

Seized and taken into execution to be sold as the property of LEANN C. FREDERICK 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