

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30150

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 the First Ward of the City of Butler, Butler County, and Commonwealth of Pennsylvania, being bounded and described as follows:

Beginning at a point on the Western line of Wyoma Way, a 40 foot right of way, where said point is intersected by the Northern line of Shady Avenue, a 40 foot right of way (unopened) and being the Southeast corner of the lot herein described; thence by the Northern line of Shady Avenue, North 85° 07' 54" West, a distance of 144.00 feet to a point on the Southern line of Tacoma Avenue, a 40 foot right of way (unopened); thence by same, North 57° 32' 05" East, a distance of 62.65 feet to a point, the Southwest corner of the lot of James Richard Stevenson; thence by the Southern line of same, South 85° 07' 54" East a distance of 94.70 feet to a point on the Western right of way line of Wyoma Way; thence by same, South 5° 39' 08" West, a distance of 38.00 feet to a point, the place of beginning.

Having erected thereon a dwelling known as 110 Wyoma Avenue, Butler, PA 16001 and designated as Parcel No. 561-29-218A-0000.

Being the same property which Anne M. Mook by Deed, dated July 19, 2023, and recorded with the Recorder of Deeds of Butler County, Pennsylvania on July 31, 2023, at Instrument No. 202307310011142, granted and conveyed unto Justin Elias Hartman.

PROPERTY ADDRESS: 110 WYOMA AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-29-218A-0000

Seized and taken into execution to be sold as the property of JUSTIN E HARTMAN in suit of FIRST COMMONWEALTH BANK.

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:
MCGRATH MCCALL PC
PITTSBURGH, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania