

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-30030

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:

**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.

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ALL THAT CERTAIN lot or parceJ of land situate in the Township of Summit, County of Butler, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of T-588 at the Southeast corner of the parcel herein described, said point being common o the Northeast corner of lands of now or formerly L. Wager; thence by the Northern line of Wagner: North 84° 50' 53" West, a distance of 202.3 feet to a point on the line of lands of now or formerly Heasely Nurseries, Inc.; thence by same the following courses and distances: North 17° 6' 00" West, a distance of 183.67 feet to a point; thence North 2° 53' 33" East, 578.37 feet to a point on the line of the railroad right of way; thence by same the following five courses and distances: North 75° 37' 26" East, a distance of 68.58 feet; thence South 71° 7' 34" East. A distance of 600 feet; thence South 62° 18' 34" East, a distance of 750.00 feet; thence South 68° 23' 37" East, a distance of 596.89 feet; thence South 72° 26' 23" East, a distance of 343.75 feet to a point in the center line of T-588; thence by same, South 3° 44' 20" West, 407.32 feet to a point, the place of beginning.

CONTAINING 23.39 acres and having thereon erected a dwelling house and outbuildings.

BEING THE SAME PREMISES which Jeffrey M. Barber, by Deed dated March 27, 2007 and recorded on March 30, 2007, in the Butler County Recorder of Deeds as Instrument No. 200703300007490, granted and conveyed unto Jeffrey M. Barber and Juliane M. Werner-Barber, husband and wife.

Being Known as 181 Brinker Road, Butler, PA 16002

Parcel I.D. No. 290-1 F151-25.0000

PROPERTY ADDRESS: 181 Brinker Rd, Butler, PA 16002

UPI / TAX PARCEL NUMBER: 290-1F151-25-0000

Seized and taken into execution to be sold as the property of JEFFREY M. BARBER, JULIANE M WERNER-BARBER, JULIANE M. WERNER in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TUSTEE FOR CSMC 2021-RPK5 TRUST.

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**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:  
HLADIK ONORATO AND FEDERMAN, LLP  
NORTH WALES, PA 215-855-9521

**MICHAEL T. SLUPE, Sheriff**  
BUTLER COUNTY, Pennsylvania