

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30141

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, MAY 16, 2025
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 lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 102 in the Woodlands Plan Phase II, Section I, as recorded in the Recorder's Office of Butler County in Rack File 67, Page 44.

Also known as Parcel Number 130-S4-E102

The grantees, for themselves and their heirs, personal representatives, successors and assigns, by the acceptance of this deed, covenant and agree to be bound by and governed by the Declaration of Covenants, Conditions and Restrictions as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Deed Book Volume 995, page 749, as amended from time to time; and, the By-Laws of the Woodlands Homeowners Association, as amended from time to time, all matters set forth therein, and any Rules and Regulations adopted pursuant thereto.

The grantee, for themselves and their heirs, personal representatives, successors and assigns, by the acceptance of this deed, covenants and agree to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the common property as may be assessed from time to time by the Board of Directors of the Woodlands Homeowners Association; and, further covenants and agrees that the lot or unit herein conveyed by this Deed shall be subject to a charge for all amounts so assessed; and, that this covenant shall run with and bind the lot or unit herein conveyed and all subsequent owners thereof.

Together with an easement on and to the Common Area in accordance with the Declaration of Covenants, Conditions and Restrictions of Washington Homes, Inc., recorded in Deed Book Volume 997, Page 1060.

PARCEL: 130 S4 E1020000 PROPERTY ADDRESS:
104 TANGERINE TER
CRANBERRY TOWNSHIP, PA 16066

BEING KNOWN AS: 104 TANGERINE TER CRANBERRY TOWNSHIP, PA 16066 PROPERTY ID: 130 S4 E1020000
TITLE TO SAID PREMISES IS VESTED IN PAUL I. LASHER, A SINGLE MAN, THEIR HEIRS AND ASSIGNS
BY DEED FROM CHRISTIAN A. BOSSONG AND KRISTIN A. BOSSONG, HUSBAND AND WIFE DATED
07/27/2018 RECORDED 08/03/2018 INSTRUMENT NO. 201808030015645. PAUL I. LASHER DIED ON OR
AROUND 8/30/2018

PROPERTY ADDRESS: 104 TANGERINE TERRACE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S4-E102000

Seized and taken into execution to be sold as the property of SHERRI ANN OFFI, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF PAUL I. LASHER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PAUL I. LASHER in suit of LOANCARE, 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:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLL
MT. LAUREL, NJ 973-575-0707

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania