

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-30037

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, MARCH 21, 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 tract of land situate in Slippery Rock Township, Butler County and Commonwealth of Pennsylvania, bounded and described as follows:

ON the North by lands of Harry Osborne; on the East by Pittsburgh and Franklin Road; on the South by Slippery Rock-New Castle Road; on the West by lands now or formerly of Bethel Church, and formerly McIntosh and Bingham heirs.

LESS AND EXCEPTING ALL THAT CERTAIN tract, piece or parcel of land conveyed in Deed Book Volume 894, Page 96 and Deed Book Volume 94, Page 96 and at Instrument No. 201205170014187.

PARCEL NO. 280-3F94-A3J-0000

BEING the same premises which Cameron R. Daugherty, by Deed dated 5/25/2018 and recorded 5/30/2018 in the Office of the Recorder of Deeds in and for the County of Butler in Deed Instrument Number 201805300010497, granted and conveyed unto Brian J. Syska, Jr., and Kathryn Lynne Syska, husband and wife, in fee.

Tax Parcel: 280-3F94-A3J-0000

Premises Being: 3908 William Flynn Hwy, Slippery Rock, PA 16057

PROPERTY ADDRESS: 3908 WILLIAM FLYNN HIGHWAY, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER: 280-3F94-A3J-0000

Seized and taken into execution to be sold as the property of BRIAN J SYSKA, JR, KATHRYN LYNNE SYSKA in suit of FREEDOM MORTGAGE CORPORATION.

**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:  
BROCK & SCOTT PLLC  
KING OF PRUSSIA, PA 844-856-6646

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