

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2025-30193

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, JANUARY 16, 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 lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 10 in the Havenwood Plan of Lots, as said Plan is recorded in the Recorder of Deeds Office for Butler County, PA in Plan Book Volume 160 page 46-47, inclusive.
Permanent Parcel No.: 130-820-C10-0000

BEING the same premises which Daniel R. Holquist and Kathy A. Holquist, husband and wife by Deed dated August 6, 2019, and recorded in the Official Records of Butler County on August 12, 2019, in Deed Book Volume , Page , as Instrument 201908120015385 granted and conveyed unto Jason M. Rich.

115 Havenwood Drive, Cranberry Township, PA 16066
Tax Parcel Number: 130-S20-C10-0000

PROPERTY ADDRESS: 115 HAVENWOOD DRIVE, CRANBERRY TOWNSHIP, PA 16001

UPI / TAX PARCEL NUMBER: 130-S20-C10-0000

Seized and taken into execution to be sold as the property of JASON M. RICH in suit of US BANK TRUST NATIONAL ASSOCIATION.

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:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania