

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2025-30226

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 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 tract of land situate in Cherry Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at a point the Southeast corner of the parcel herein described on the center line of L.R. 10068, at the Southwest corner of lands of now or formerly Robert Bossick; thence by the center line of L.R. 10068, South 74 degrees 36' West, 410.10 feet to a point at the Southeast corner of land of now or formerly John Cardenas; thence by same, North 20 30' West, 224.81 feet to a point, the Southwest corner of land of now or formerly Donald Lavorini; thence by Lavorini the following three courses and distances: North 62 degrees 30' East, 209.00 feet to a point; thence North 2 0 30' West, 209.00 feet to a point; thence South 62 30' West, 209.00 feet to a point on the Eastern line of land of now or formerly John Cardenas; thence by same, North 2 degrees 30' West, 481.19 feet to a point; thence by lands of now or formerly Robert Weaver, North 89 degrees 25' 35" East, 399.98 feet to a point; thence by lands of now or formerly Robert Bossick, South 2 degrees 30' (erroneously 30" on some prior recorded documents) East a distance of 810.00 feet to a point on the center line of L.R. 10068, the place of BEGINNING.

THIS description is prepared in accordance with the survey of Michael R. Messina, R.S., dated June 28, 1986.

UNDER AND SUBJECT to the Right-of-way Agreement with West Penn Power Company dated March 20, 2014, Butler County Instrument No. 201502110002941.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 811 BRANCHTON ROAD, BOYERS, PA 16020

PARCEL NO: 070-3F31-19AA1-0000

BEING THE SAME PREMISES WHICH John R. Branthoover, by Deed dated November 15, 2010 and recorded November 17, 2010 in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania, Instrument No. 2010-11170027180, granted and conveyed unto Susan E. Layden. Susan E. Layden died February 4, 2025. There is no known estate. Michael Layden, her brother, is the sole known heir of Susan E. Layden.

TO BE SOLD AS THE PROPERTY OF MICHAEL LAYDEN, KNOWN HEIR OF SUSAN E. LAYDEN, DECEASED ON JUDGMENT NO. No. 2025-10721

PROPERTY ADDRESS: 811 BRANCHTON ROAD, BOYERS, PA 16020

UPI / TAX PARCEL NUMBER: 070-3F31-19AA1-0000

Seized and taken into execution to be sold as the property of MICHAEL LAYDEN, KNOWN HEIR OF SUSAN E. LAYDEN, DECEASED, THE UNKNOWN HEIRS OF SUSAN E. LAYDEN, DECEASED in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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:
PURCELL KRUG & HALLER
HARRISBURG, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania