

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2025-30231

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.

ALL that certain lot or piece of ground situate in Cranberry Township, Butler County, Commonwealth of Pennsylvania, being Lot No. 213 in the Plan of Subdivision, The Preserve (erroneously cited as The Reserve in prior deed), Plan of Lots No. 2, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 243, page 30.

BEING known and numbered as 216 Dorsay Valley Drive, Cranberry Township, PA 16066

Being the same property conveyed to Donald Kreisberg and Mary Kreisberg, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Mark K. Mill and James L. Mill and William R. Dephillipo, dated March 18, 2020, recorded April 21, 2020, as Instrument Number 202004210007660, Office of the Recorder of Deeds, Butler County, Pennsylvania.

Parcel No.: 130 S34 B2130000

PROPERTY ADDRESS: 216 DORSAY VALLEY DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S34-B2130000

Seized and taken into execution to be sold as the property of DONALD D. KREISBERG, MARY KREISBERG in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, OWNER TRUSTEE.

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:
MDK LEGAL
COLUMBUS, OH

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania