

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2025-30232

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 lot or parcel of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being shown as Lot No. 7-4D in the Park Place Amendment No. 45 Plan, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book 399, page 3.

Being Parcel No.: 130-S46-A4D

Having erected thereon a dwelling known as 219 Amon Street, Cranberry Township, PA 16066

And Being the same property conveyed to Samantha Jane Brock, unmarried, by Deed recorded at Instrument Number 202112280035757 in the Recorder's Office of Butler County, Pennsylvania.

PROPERTY ADDRESS: 219 AMON STREET, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S46-A4D

Seized and taken into execution to be sold as the property of SAMANTHA J BROCK in suit of PARK PLACE CRANBERRY HOA.

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:
GAWTHROP GREENWOOD, PC
BERWYN, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania