

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2025-30246

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, JULY 17, 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 lot of land situate in the Township of Clinton, Butler County, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the center line of T-568, a/k/a Sunmine Road, said point being the northeast corner of the property conveyed and being common to the southeast corner of Revised Lot 5 of the Stariha Plan 5; thence along T-568 a/k/a Sunmine Road the following courses and distances: South 39 degrees 04' 00" East, a distance of 79.44 feet to a point; thence South 33 degrees 54' 40" East, a distance of 54.99 feet to a point; thence South 28 degrees 02' 31" East, a distance of 55.00 feet to a point; thence South 18 degrees 25' 20" East, a distance of 78.00 feet to a point; thence South 73 degrees 41' 03" West along line of lands now or formerly J. Ebig, a distance of 256.60 feet to a point; thence North 78 degrees 00' 16" West along Lot 7 of this same plan, distance of 502.60 feet to a point; thence along the center line of T-572, a/k/a Anderson Road, the following courses and distances: North 08 degrees 50' 29" East, a distance of 47.62 feet to a point; thence North 08 degrees 50' 30" East, a distance of 153.10 feet to a point; thence North 14 degrees 22' 13" East, a distance of 76.28 feet to a point; thence along the Revised Lot 5 of the Stariha Plan 5 the following courses and distance: South 65 degrees 37' 17" East, a distance of 157.89 feet to a point; thence South 88 degrees 40' 27" East, a distance of 413.15 feet to a point, said point being the place of beginning.

BEING designated as Parcel No. 100-1F163-11G.

BEING known as Sunmine Road, Sarver, PA 6055.

Parcel Number: 100-1F163-11G-0000

Property Address: 474 Sun Mine Road A/K/A Sunmine Rd, Sarver, PA 16055

BEING the same premises which Bonnie S. Stariha by Deed dated May 31, 2003 and recorded in the Office of Recorder of Deeds of Butler County on June 4, 2003 Instrument# 200306040024050 granted and conveyed unto Jason L. Armour.

PROPERTY ADDRESS: 474 SUNMINE ROAD, SARVER, PA 16055

UPI / TAX PARCEL NUMBER: 100-1F163-11G

Seized and taken into execution to be sold as the property of JASON L. ARMOUR in suit of TAMMAC HOLDINGS 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:
STERN & EISENBERG, PC
WARRINGTON, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania