

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30011

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 LOT OF LAND SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, HAVING ERECTED THEREON A TWO-STORY FRAME DWELLING HOUSE, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON POST, BEING THE SOUTHEAST CORNER OF HAWLEY STREET AT PENN AVENUE; THENCE NORTH 47 DEGREES 10' EAST ALONG LINE OF PENN AVENUE, 93.6 FEET TO THE NORTHEAST CORNER OF LOT NO. 270; THENCE SOUTH 42 DEGREES 50' EAST BEING AT RIGHT ANGLES TO THE SOUTHERLY LINE OF PENN AVENUE, 110 FEET TO THE NORTH LINE OF E 16 FOOT ALLEY; THIS BEING THE SOUTHEAST CORNER OF LOT NO. 270; THENCE ALONG THE NORTH LINE OF SAID ALLEY, SOUTH 47 DEGREES WEST TO THE EASTERLY LINE OF HAWLEY STREET BEING THE SOUTHWEST CORNER OF LOT NO. 269; THENCE ALONG THE EAST LINE OF HAWLEY STREET, NORTH 52 DEGREES 35' WEST TO THE POINT OF BEGINNING BEING LOTS NOS. 269 AND 270 IN THE LYNDORA LAND & IMPROVEMENT COMPANY PLAN.

PARCEL 52-37-A269

BEING Known As: 10 BUTLER RD., LYNDORA, PENNSYLVANIA 16045

BEING the same premises which Dennis P. Wyant and Charlotte V. Wyant, his wife, by Deed dated May 17, 1988 and recorded May 18, 1988, in the Recorder's Office of Butler County, Pennsylvania, as Book No. 1401, Page 788, granted and conveyed unto Dennis P. Wyant, Single Man.

HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 10 BUTLER RD., LYNDORA, PENNSYLVANIA 16045, BOOK 1401, PAGE 788, PARCEL NUMBER 52-37-A269

PROPERTY ADDRESS: 10 BUTLER ROAD, LYNDORA, PA 16045

UPI / TAX PARCEL NUMBER: 52-37-A269

Seized and taken into execution to be sold as the property of C/O MARLENA OTTE, KNOWN HEIR ESTATE OF DENNIS WYANT, DECEASED, LAST KNOWN RECORD OWNER/MORTGAGOR, THE UNITED STATES OF AMERICA, C/O DANIEL WYANT, KNOWN HEIR ESTATE OF DENNIS WYANT, DECEASED, LAST KNOWN RECORD OWNER/MORTGAGOR, THE UNITED STATES OF AMERICA in suit of U.S. 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:
ROMANO, GARUBO & ARGENTIERI
WOODBURY, NJ

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania