SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30019

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, NOVEMBER 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 Lancaster, County of Butler and Commonwealth of Pennsylvania, being shown as Unit No. 704A in the "Arden Wood Amendment No. 17" Plan, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book 398, page 42.

And Being the same property conveyed to NVR, Inc., a Virginia Corporation by Deed recorded as Instrument Number 202108060022534 in the Office of the Recorder of Deeds Butler County, Pennsylvania.

UNDER AND SUBJECT TO exceptions, reservations, restrictions, covenants, easements, oil and gas leases, prior conveyances and reservations of mining and mineral rights, and right of ways as may appear upon the property herein described or in prior instruments of record, as such may affect the property herein described.

BEING KNOWN AS: 715 CELIA WAY, HARMONY, PA 16037

PROPERTY ID: 200-S7-B704

TITLE TO SAID PREMISES IS VESTED IN REBECCA MARIE ZAHNISER, UNMARRIED BY DEED FROM NVR INC, DATED NOVEMBER 19, 2021 RECORDED NOVEMBER 24, 2021 AT INSTRUMENT NO. 202111240032908

PROPERTY ADDRESS: 715 CELIA WAY, HARMONY, PA 16037

UPI / TAX PARCEL NUMBER: 200-S7-B704

Seized and taken into execution to be sold as the property of REBECCA MARIE ZAHNISER in suit of CMG MORTGAGE, INC..

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:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MOUNT LAUREL, NJ

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.