SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30024

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 piece of ground situate in the Township of Center, County of Butler and Commonwealth of Pennsylvania, being all of Lot No. 101 R in the Gray/Cimino lot line revision as recorded in the office of the recorder of deeds of Butler County, Pennsylvania in Plan Book Volume 272, Page 39.

Property Address: 2036 William Flynn Highway, Butler, PA 16001

Parcel ID: 060 S5 AB0000

Title is vested in Austin M. Haid by deed from Treestone Cimino, an unmarried man, and Sandra Miller, an unmarried woman, dated June 14, 2021 and recorded on July l, 2021 in the Butler County Clerk's/Register's Office as Instrument No.: 202107010018859.

PROPERTY ADDRESS: 2036 WILLIAM FLYNN HIGHWAY, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 060-S5-AB0000

Seized and taken into execution to be sold as the property of AUSTIN HAID in suit of CARRINGTON MORTGAGE SERVICES, LLC.

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:
MCCALLA RAYMER LEIBERT PIERCE, LLP
ISELIN, NJ

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.