# SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)**
**No. ED-2026-30029**

**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.**

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ALL that certain piece, parcel, or tract of land situate in the Township of Mercer, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point in center of a concrete highway known as Highway Route 8, said point being the Southwest corner of land formerly of S.H. and Paul Bovard, now of V.L. Bovard; thence in an Easterly direction along the South line of land formerly of S.H. and Paul Bovard, now V.L. Bovard, 278 feet to a corner; thence South and parallel with public road along land formerly of S.H. Osborne, now Kenneth L. Bell, 148 feet to an iron post; thence in a westerly direction along lands formerly of S.H. Osborne, now Kenneth L. Bell, 236 feet to a point in the center of concrete highway; thence North along center of concrete Highway Route 8, 188 feet to the place of beginning.

UNDER AND SUBJECT to the right of Belle Osborne and S.H. Osborne to use the driveway extending from the public highway and along the South side of the above described lot.

District/Map/Parce1 No.: 220-3F94-27B

Said premises being known as 4003 William Flynn Highway, Slippery Rock, PA 16057.

BEING the same premises which Lutie M. Clausen by Deed dated June 10, 2016 and recorded in the Official Records of Butler County on June 15, 2016 in Deed Book Volume N/A, Page N/A, as
Instrument 201606150011630 granted and conveyed unto Ryan Campbell and Abigail Campbell.

4003 William Flynn Highway, Slippery Rock, PA 16057
Tax Parcel Number: 220 3F94 27B0000

PROPERTY ADDRESS: 4003 WILLIAM FLYNN HIGHWAY, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER: 220-3F94-27B

**Seized and taken into execution to be sold as the property of ABIGAIL CAMPBELL, RYAN CAMPBELL in suit of STATE FINANCIAL NETWORK LLC.**

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**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:**
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY

**MICHAEL T. SLUPE, Sheriff**
**BUTLER COUNTY, Pennsylvania**

(c) CountySuite Sheriff, Teleosoft, Inc.