

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2024-30003

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 tract of land lying, being and situate in the Borough of Harrisville, Butler County, Pennsylvania, being known and designated as Lot 11 the Plan of Subdivision, Phase 2, for Mershimer Sale, Inc. as recorded in the Office of Butler County, Pennsylvania Recorder at Plan Book 158, Page 34, and being more specifically described as follows:

BEGINNING at a point, said point being Northeast corner of said Lot 11; thence from said beginning point South 05 degrees 15' 00" West, a distance of 270.00 feet to a point; thence North 41 degrees 48' 48" West, a distance of 188.00 feet to a point; thence North 13 degrees 56' 33" West, a distance of 184.03 feet to a point; thence by a curve to the left having a radius of 50.00 feet, an arc distance of 75.00 feet to a point; thence South 67 degrees 17' 48" East, a distance of 136.89 feet to a point being the place of beginning. Containing .83 acres more or less.

BEING THE SAME PREMISES which Andrew P. Ottoviani and Lester S. Bevcker, as copartners trading as O & B Real Estate Development, by Deed dated January 25, 2002 and recorded on January 29, 2002, in the Butler County Recorder of Deeds Office as Instrument No. 200201290003431, granted and conveyed unto Douglas A. Cihonski and Teresa Wilson, as Joint Tenants with a Right of Survivorship.

Being Known as 265 East Washington Street, Harrisville, PA 16038

Parcel I.D. No. 430S2 A23W0000

PROPERTY ADDRESS: 265 EAST WASHINGTON STREET AKA, 270 EAST WASHINGTON STREET,
HARRISVILLE, PA 16038

UPI / TAX PARCEL NUMBER: 430S2-A23W0000

Seized and taken into execution to be sold as the property of DOUGLAS A. CIHONSKI, TERESA WILSON in suit of US 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:
HLADIK, ONORATO, & FEDERMAN, LLP
NORTH WALES, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania