

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30038

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 lot of land situate in the Township of Washington, County of Butler, Commonwealth of Pennsylvania, being known and designated as Parcel No. 2A (1.00 acre) as set forth on the Property Subdivision for Susan E. Campbell and Braden K. Campbell, recorded in the Recorder's Office of Butler County, Pennsylvania, at Plan Book Volume 220, Page 28.

TOGETHER with a right-of-way for ingress, egress and regress to and from the aforesaid property over and across a thirty (30) foot unopened right-of-way the said parcel of land to Pennsylvania Route 38, the location of which is as set forth on the aforesaid plan of subdivision.

BEING KNOWN AS: 2807 ONEIDA VALLEY ROAD, PARKER, PA 16049

PROPERTY ID NUMBER: 310-S3-A25-0000

BEING THE SAME PREMISES WHICH CATHRYN A. BLAUSER, A/K/A KATHRYN BLAUSER, BY CATHY J. ARBLASTER, HER AGENT BY DEED DATED 6/17/2021 AND RECORDED 6/17/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT 202106170017288, GRANTED AND CONVEYED UNTO KENNETH ROOLF AND MISTY ANN ROOLF, HUSBAND AND WIFE.

PROPERTY ADDRESS: 2807 ONEIDA VALLEY ROAD, PARKER, PA 16049

UPI / TAX PARCEL NUMBER: 310-S3-A25-0000

Seized and taken into execution to be sold as the property of KENNETH ROOLF, MISTY ANN ROOLF in suit of PENNYMAC LOAN 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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania