

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30040

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 lot or piece of ground situate in the Township of Cranberry, * being known and described as Lot No. 122 in the Kingsbrook P.R.D. Phase I Plan of Lots, as appears of record in the Recorder of Deeds Office of Butler County in Plan Book Volume 182, pages 29-31.

*County of Butler and Commonwealth of Pennsylvania,

UNDER AND SUBJECT to building lines and other restrictions as appear on the plan of record, to restrictive covenants, easements, rights of way, and all other matters of record appearing prior hereto.

UNDER AND SUBJECT to exceptions, reservation, conditions, covenants, restrictions, easements, rights of way, etc., as contained in the record of chain of title, or as may be visible, or in place, on the premises.

BEING the same property conveyed from Maronda Homes, Inc., to David R. Ekey and Jackie M. Ekey (married), by Deed dated December 29, 1995 and recorded January 3, 1996 in the Butler County Recorder of Deeds as Book 2589, Page 474. Jackie Ekey passed away on December 12, 2012, leaving title vested solely in David R. Ekey by virtue of law.

PROPERTY ADDRESS: 196 BAYBERRY LANE, CRANBERRY TOWNSHIP, PA 16066-7710

UPI / TAX PARCEL NUMBER: 130-S15-A122-0000

Seized and taken into execution to be sold as the property of DAVID R EKEY, THE UNITED STATES OF AMERICA in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB.

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:
HILL WALLACK, LLP
YARDLEY, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania