

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30069

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, SEPTEMBER 18, 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 and tract of land situate in Washington Township, Butler County, Pennsylvania, being bounded and described as follows:

BOUNDED on the North Three Hundred Forty-four (344) feet by lands of now or formerly Claude Kohlmeyer; on the East One hundred and five (105) feet by lands of now or formerly R.R. Cramner; On the South, Three hundred forty-four (344) feet by lands of now or formerly William Dilliman; and on the South One hundred and five (105) feet by a public road known as the Ferris Road.

PARCEL NO. 310-S1-C3

Being the same premises which Darleen E. Twentier and Gary Twentier, by Deed dated 05/10/2013 and recorded 05/17/2013, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 201305170014252, granted and conveyed unto Rebecca L. Umbaugh, in fee.

Tax Parcel: 310 S1 C30000 A/K/A 310-S1-C3-0000 A/K/A 310-SI-C3

Premises Being: 129 Kohlmeyer Road, Hilliards, PA 16040

PROPERTY ADDRESS: 129 KOHLMAYER ROAD, HILLIARDS, PA 16040

UPI / TAX PARCEL NUMBER: 310-S1-C3

Seized and taken into execution to be sold as the property of REBECCA L UMBAUGH in suit of ROCKET MORTGAGE, 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:
BROCK & SCOTT, PLLC
KING OF PRUSSIA, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania