SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30068

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.

All that certain piece, parcel or tract of land situate in Clay Township, Butler County, Pennsylvania, being more particularly bounded and described as follows:

Beginning at a point on line of lands now or formerly Ferguson, in a presently existing twenty-foot right-of-way and being the Southeast corner of lot herein conveyed; thence from said point of beginning North 84 degrees 57' 16" West, 16.24 feet to a point on line of lands now or formerly Ferguson; thence along lands of now or formerly Ferguson, North 2 degrees 53 1 44" East, 477.79 feet to a point; thence through other lands now or formerly of Casper, South 87 degrees 06' 16" East, 231.90 feet to a point; thence through other lands now or formerly Casper and a twenty-foot existing right-of-way, South 27 degrees 09' 42" West, 524.76 feet to a point, the place of beginning. Containing 1.36 acres, more or less, as per survey of Williarn J. McGarvey, dated October 28, 1991 and recorded at Rack File 151, Page 7.

(ADDRESS REFERENCE IS FOR INFORMATIONAL PURPOSES ONLY)
The improvements thereon being known as 148 Casper Lane, West Sunbury, PA 16061.

BEING all and the same lot of ground which by Special Warranty Deed dated October 12, 2017, and recorded October 16, 2017 among the Land Records of Butler County, Pennsylvania, as Instrument No. 201710160022408, was granted and conveyed by Deanna M. Panza and Michael Panza, Wife and Husband unto Sara A. Rippey.

Tax Account No. 080-2F112-4A-0000

PROPERTY ADDRESS: 148 CASPER LANE, WEST SUNBURY, PA 16061

UPI / TAX PARCEL NUMBER: 080-2F112-4A-0000

Seized and taken into execution to be sold as the property of AMANDA ELIZABETH KOPP, CORINNE E MERRIMAN, THE UNITED STATES OF AMERICA in suit of FREEDOM MORTGAGE CORPORATION.

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:
ORLANS LAW GROUP PLLC
WAYNE, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.