SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30093

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 lot or piece of ground Situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being Lot No. 10 in the Kaercher and Wirtz Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 183, Page 45.

BEING THE SAME PREMISES which Brookfoeld Relocation, Inc. A Colorado Corporation, by Deed dated October 28, 2019 and recorded on November 18, 2019, in the Butler County Recorder of Deeds Office as Instrument No. 201911180023252, granted and conveyed unto Michael D. Funovits, a Single Man.

Being Known as 130 West Cruikshank Road, Butler, PA 16002

Parcel I.D. No. 230-2F92-5J

PROPERTY ADDRESS: 130 WEST CRUIKSHANK ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 230-2F92-5J

Seized and taken into execution to be sold as the property of MICHAEL D. FUNOVITS in suit of SELECT PORTFOLIO SERVICING, INC..

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

(c) CountySuite Sheriff, Teleosoft, Inc.