SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30097

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 tract of land situate in the Village of North Washington, Washington Township, Butler County, Pennsylvania, bounded and described as follows:

On the North by lot or lands of Herbert T. Stewart, formerly Euphemia and Lizzie Daubenspeck; on the East by an alley; on the South by an alley; and on the West by Main Street of aforesaid Village or the Butler and Emlenton public road, being sixty (60) feet fronting aforesaid Main Street or Butler and Emlenton public road and extending eastward, uniform in width, one hundred eighty (180) feet, more or less to said alley, the eastern boundary; having a frame dwelling house, stable and other improvements thereon.

Parcel No. 310-S1-B16

Being the same property which Michael S. Bryan and Karen C. Bryan, by deed dated October 4, 2023 and recorded on October 17, 2023 at Instrument No. 202310170015517 in the Recorder's Offce of Butler County, Pennsylvania, granted and conveyed unto Michael S. Bryan.

Michael S. Bryan has since departed this life as of February 16, 2025

PROPERTY ADDRESS: 2312 ONEIDA VALLEY ROAD, NORTH WASHINGTON, PA 16048

UPI / TAX PARCEL NUMBER: 310-S1-B16

Seized and taken into execution to be sold as the property of DONNA BRYAN, KAREN C. BRYAN, ALL UNKNOWN HEIRS OF MICHAEL S. BRYAN in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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:
VITTI LAW GROUP, INC.
OAKMONT, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.