SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30108

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 with small frame dwelling house and other buildings erected thereon, situate in the Borough of Harrisville, Butler County, Pennsylvania, bounded and clescribed as follows:

ON THE NORTH BY PRAIRIE STREET; ON THE EAST BY LOT NOW OR FORMERLY TAYLOR; ON THE SOUTH BY LAND FORMERLY BELONGING TO THE E.E. WICK HEIRS, NOW FISHER; ON THE WEST BY LOT OF CECIL HENDERSON AND WIFE.

THIS DEED IS EXECUTED UNDER AND SUBJECT TO ANY ZONING REGULATION. THE MINIMUN BUILDING SETBACK LINE. RIGHT OF WAY LINE AND OTHER RESTRICTIONS AS SHOWN ON THE RECORED PLAN OR DEEDS OF RECORD.

THIS DEED IS EXECUTED UNDER AND SUBJECT TO ANY RIGHTS THAT MAY EXIST ON SAID LAND FOR ELECTRIC LINES. TELEPHONE LINES, GASLINES, WATER LINES, PIPE LINES, SEWER LINES, CABLES LINES, PUBLIC HIGHWAYS, AND FACILITIES USED THEREWITH. IF THERE NOW BE ANY SUCH RIGHTS THEREON THIS DEED IS EXECUTED UNDER AND SUBJECT TO ALL RIGHTS ON THE SAID LAND FOR PUBLIC UTILITIES. INCLUDING, BUT NOT LIMITED TO, THOSE AFORESAID.

Tax ID:430-S2-A40-000

Commonly known as 414 E Prairie St, Harrisville, PA 16038

Being the same property conveyed from Irvine R. Lownds, III and Christine J. Lownds, his wife to Sabrina M. Skoch as set forth in Deed recorded on 10/20/2003 in Instrument No. 200310200047506, Butler County, Pennsylvania

Being known as: 414 EAST PRAIRIE STREET, HARRISVILLE, PA 16038.

Title to said premises is vested in Sabrina M. Skoch by deed from Irvine R. Lownds, III and Christine J. Lownds, husband and wife, dated October 17, 2003 and recorded October 20, 2003 in Instrument Number 20031020047607.

PROPERTY ADDRESS: 414 EAST PRAIRIE STREET, HARRISVILLE, PA 16038

UPI / TAX PARCEL NUMBER: 430-S2-A40-000

Seized and taken into execution to be sold as the property of SABRINA M. SKOCH in suit of PENNYMAC LOAN SERVICES, 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:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.