SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30111

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:

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.

PARCEL NO. 1:

ALL THAT CERTAIN PIECE, PARCEL, AND TRACT OF LAND SITUATE IN VENANGO TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE WITHIN-DESCRIBED LOT OF LINE OF LANDS OF NOW OR FORMERLY D. KOHLMEYER AT AN IRON PIN, WHICH POINT IS LOCATED SOUTH 60° 20' 20" EAST A DISTANCE OF 308.78 FEET FROM THE INTERSECTION OF THE CENTER LINE OF TOWNSHIP ROAD T-534 WITH THE NORTHEAST CORNER OF LANDS OF NOW OR FORMERLY J. G. TOTH AND THE NORTHWEST CORNER OF LOT NO. 3 IN THE SAME SUBDIVISION, SAID POINT OF BEGINNING OF THE WITHIN-DESCRIBED TRACT BRING THE SOUTHWEST CORNER OF LOT NO. 3 IN THE SAME SUBDIVISION; THENCE ALONG LINE OF LOT NO. 3 IN THE SAME SUBDIVISION, NORTH 83° 32' 45" EAST, A DISTANCE OF 1,231.36 FEET TO AN IRON PIN ON THE WEST LINE OF LOT NO. 1 IN THE SAME SUBDIVISION; THENCE BY SAME, SOUTH 6° 27' 15" EAST, 355 FEET TO AN IRON PIN AT LINE OF LOT NO. 9 IN THE SAME SUBDIVISION PLAN; THENCE SOUTH 83° 32' 45" WEST ALONG LOT NO. 9 IN THE SAME SUBDIVISION, A DISTANCE OF 195.25 FEET TO A POINT IN THE CENTER LINE OF A 50-FOOT WIDE PRIVATE RIGHT OF WAY HEREINAFTER MENTIONED; THENCE ALONG LINE OF LOT NO. 5 IN THE SAME SUBDIVISION, SOUTH 83° 32' 45" WEST, A DISTANCE OF 1,036.82 FEET TO AN IRON PIN ON THE EAST LINE OF LANDS OF NOW OR FORMERLY D. KOHLMEYER; THENCE BY SAME, NORTH 6° 20' 20" WEST, A DISTANCE OF 355.00 FEET TO AN IRON PIN, BEING THE TRUE PLACE OF BEGINNING.

BEING LOT NO. 4 IN THE PROPERTY SUBDIVISION FOR WILLIAM E. RODGERS DRAWN BY R. B. SHANNON AND ASSOCIATES, INC. DEED JUNE 18, 1985.

RESERVING THE RIGHT TO USE THAT CERTAIN 50-FOOT WIDE PRIVATE RIGHT OF WAY FOR INGRESS, EGRESS, AND REGRESS TO AND FROM TOWNSHIP ROAD T-534, THE LOCATION AND DESCRIPTION OF WHICH IS AS FOLLOWS:

BEGINNING AT THE CENTER LINE OF TOWNSHIP ROAD T-534, SAID POINT BEING THE NORTHEAST CORNER OF LANDS OF NOW OR FORMERLY J. G. TOTH AND BEING THE NORTHWEST CORNER OF LANDS OF WILLIAM E. RODGERS, ET UX; THENCE ALONG THE CENTER LINE OF TOWNSHIP ROAD T-534, THE FOLLOWING COURSES AND DISTANCES: NORTH 52° 39' EAST, 74.37 FEET; NORTH 61° 13' 40" EAST, 186.21 FEET; NORTH 52° 30' 40" EAST, 46.96 FEET TO A POINT, BEING THE CENTER LINE OF SAID 50-FOOT WIDE PRIVATE ROAD; THENCE ALONG THE CENTER LINE OF SAME THE FOLLOWING COURSES AND DISTANCES: SOUTH 87° 58' 10" EAST, 197.03 FEET; SOUTH 73° 07' 40" EAST, 155.62 FEET; SOUTH 59° 56' 20" EAST, 247.38 FEET; SOUTH 49° 20' 40" EAST, 53.92 FEET; SOUTH 33° 37' 30" EAST, 239.95 FEET; SOUTH 29° 53' 50" EAST, 100.65 FEET; SOUTH 19° 42' 10" EAST, 188.57 FEET. TOGETHER WITH RIGHT OF INGRESS, EGRESS; AND REGRESS TO PARTIES OF THE SECOND PART HEREIN, THEIR HEIRS AND ASSIGNS, OVER THE WITHIN-DESCRIBED 50-FOOT WIDE PRIVATE RIGHT OF WAY TO BE USED JOINTLY.

PARCEL NO. 2:

ALL THAT CERTAIN PIECE, PARCEL, AND TRACT OF LAND SITUATE IN VENANGO TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST: CORNER OF THE WITHIN-DESCRIBED LOT AT LINE OF LANDS OF D. KOHLMEYER, SAID POINT BEING LOCATED SOUTH 6° 20' 20" WEST, A DISTANCE OF 663.78 FEET FROM THE CENTER LINE OF TOWNSHIP ROAD T-534 WHERE IT INTERSECTS WITH THE NORTHEAST CORNER OF LANDS OF J. G. TOTH AND THE NORTHWEST CORNER OF OTHER LANDS OF WILLIAM E. RODGERS, ET UX; THENCE FROM THE IRON PIN AT THE TRUE PLACE OF BEGINNING ALONG LINE OF LOT NO. 4 OF THE PROPERTY SUBDIVISION FOR WILLIAM E. RODGERS, NORTH 83° 32' 45" EAST, A DISTANCE OF 1,036.82 FEET TO A POINT IN THE CENTER LINE OF A 50-FOOT WIDE PRIVATE RIGHT OF WAY HEREINAFTER MENTIONED; THENCE ALONG THE CENTER LINE OF SAID 50-FOOT WIDE PRIVATE RIGHT OF WAY AND ALONG LINE OF LOT NO. 9 IN THE SAME PROPERTY SUBDIVISION FOR WILLIAM E. RODGERS THE FOLLOWING COURSES AND DISTANCES: SOUTH 28° 08' 20" EAST, 130.80 FEET; SOUTH 18° 33' 10" EAST, 82.78 FEET; SOUTH 0° 40' 10" WEST, 204.10 FEET TO AN IRON PIN ON LINE OF LOT NO.

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6 IN THE SAME PLAN; THENCE ALONG SAME, SOUTH 83° 52' 45" WEST, A DISTANCE OF 1,078.01 FEET TO A POINT OF LANDS OF D. KOHLMEYER; THENCE BY SAME, NORTH 6° 20' 20" WEST, A DISTANCE OF 405 FEET TO AN IRON PIN, THE PLACE OF BEGINNING.

BEING LOT NO. 5 IN THE PROPERTY SUBDIVISION FOR WILLIAM S. RODGERS DRAWN BY R. B. SHANNON & ASSOCIATES, INC. DATED JUNE 18, 1985.

RESERVING THE RIGHT OF INGRESS, EGRESS, AND REGRESS OVER THAT 50-FOOT WIDE PRIVATE ROAD FROM TOWNSHIP ROAD. T-534, THE EXACT LOCATION OF WHICH IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER LINE OF TOWNSHIP ROAD T-534 WHERE IT INTERSECTS WITH THE NORTHEAST CORNER OF LANDS OF NOW OR FORMERLY J. O. TOTH, BEING THE NORTHWEST CORNER OF LANDS OF WILLIAM E. RODGERS, ET US; THENCE ALONG THE CENTER LINE OF SAID TOWNSHIP ROAD T-534 THE FOLLOWING COURSES AND DISTANCES: NORTH 52° 39' EAST, 74.37 FEET; NORTH 61° 13' 40" EAST, 186.21 FEET; NORTH 52° 30' 40" EAST, 46.96 FEET TO A POINT, BEING THE TRUE CENTER LINE OF SAID PRIVATE 50-FOOT WIDE RIGHT OF WAY; THENCE ALONG THE CENTER LINE OF SAID TRUE PRIVATE 50-FOOT WIDE RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 87° 58' 10" EAST, 197.03 FEET; SOUTH 73° 07' 40 EAST, 155.62 FEET; SOUTH 59° 56' 20" EAST, 247.38 FEET; SOUTH 49° 20' 40" EAST, 53.92 FEET; SOUTH 33° 37' 30" EAST, 239.95 FEET; SOUTH 29° 53' 50" EAST, 100.65 FEET; SOUTH 19° 42' 10" EAST, 188.57 FEET; SOUTH 28° 08' 20" EAST, 130.80 FEET; SOUTH 18° 33' 10" EAST, 82.78 FEET; SOUTH 0° 40' 10" WEST, A DISTANCE OF 204.10 FEET TO A POINT, BEING THE SOUTHEAST CORNER OF THE ABOVE-DESCRIBED LOT.

TOGETHER WITH RIGHT OF INGRESS, EGRESS, AND REGRESS TO PARTIES OF THE SECOND PART HEREIN, HEIRS AND ASSIGNS, FOREVER, OVER THE ABOVE-DESCRIBED 50-FOOT WIDE PRIVATE RIGHT OF WAY TO BE USED JOINTLY.

TO BE SOLD AS THE PREMISES OF MATTHEW KYLE DACY and KEECIA AMBER BUSTER

PROPERTY ADDRESS: 118 BERNADETTE LANE, BOYERS, PA 16020

UPI / TAX PARCEL NUMBER: 300-F18-4B4-0000 & 300-F18-4B5-0000

Seized and taken into execution to be sold as the property of MATTHEW KYLE DACY, KEECIA AMBER BUSTER in suit of NEW AMERICAN FUNDING 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:
FEIN, SUCH, KAHN & SHEPARD, P.C.
ALLENTOWN, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

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