SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30117

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 those certain pieces, parcels or tracts of land situate in Butler Township, Butler County, Commonwealth of Pennsylvania, being known and designated as Lot 4R and Parcel "C" in the Heartland Estate Lot Line Revision as recorded in the Office of the Recorder of Deeds of Butler County, PA at Plan Book 242, Page 23.

Subject or 40-foot building line, 10-foot side setback lines and 25-foot rear setback line as set forth at Plan Book 242, Page 23.

Subject to the Restrictive Covenants recorded at Record Book 2572, Page 316.

Parcel Numbers: 054-34-F4 and 054-34-FC

BEING the same property conveyed by deed to Brian G. Erdos and Kelly M. Erdos from Salvatore DiDomenico and Lorraine J. DiDomenico on September 30, 2005 in Instrument No. 200510180030099 In the Deed Registry Office of Butler County, PA.

BEING the same property conveyed by deed to Brian G. Erdos from Brian G. Erdos and Kelly M. Erdos on May 6, 2021 in Instrument No. 202105060012906 In the Deed Registry Office of Butler County, PA.

Being Premises: 104 Mulberry Drive, Butler, PA 16001

Tax Parcel Number: 054-34-F40000 and 054-34-FC0000

PROPERTY ADDRESS: 104 MULBERRY DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 054-34-F4 & 054-34-FC

Seized and taken into execution to be sold as the property of BRIAN G ERDOS, KELLY M. ERDOS in suit of U.S. BANK TRUST NATIONAL ASSOCIATION.

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:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.