SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30124

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 parcel of ground situate in Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 287 in the Fernway Plan of record in the Recorder's Office of Butler County in Rack File Section 10, Pages 29A and 29B.

Permanent Parcel No.: 130-S3-A287-0000

TITLE TO SAID PREMISES VESTED IN Charles W. Dugas Jr. , by Deed from Jeffrey S. Wills and Susan C. Wills, dated July 6, 2016, recorded July 21, 2016, instrument number 201607210014629.

Tax Parcel No: 130 S3 A2870000

Premises known as: 67 Robinhood Drive, Cranberry Township, PA 16066

To Be Sold as the property of Charles W. Dugas Jr

PROPERTY ADDRESS: 67 ROBINHOOD DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S3-A287-0000

Seized and taken into execution to be sold as the property of CHARLES W. DUGAS, JR., THE UNITED STATES OF AMERICA in suit of FREEDOM MORTGAGE CORPORATION.

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:
ORLANS LAW GROUP PLLC
WAYNE, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.