

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30118

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, SEPTEMBER 18, 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 or tract of land situate in Connoquenessing Township, Butler County, Pennsylvania being bound and described as follows:

BEGINNING at the Southwest corner of said tract, being the center line of a 16' right of way on lands of now or formerly Byers and Brannon; thence North 19° 18' West along line of lands of Kirk Myers a distance of 305.02 feet to an iron pin; thence North 77° 15' 10" East along line of lands of Sophia Lokhaiser, a distance of 206.31 feet to an iron pin; thence South 25° 43' East along line of lands of Thomas Casey a distance of 256.80 feet to an iron pin; thence South 64° 17' West along lands now or formerly Byers and Brannon a distance of 235.14 feet to an iron pin, the place of beginning.

CONTAINING 1.411 acres as per survey of Lucas Engineering Co. and Associates dated March 24, 1989.

Parcel ID: 120 3F45 12HC0000

Property Address: 113 August Lane, Butler, PA 16001

Title vested in Cory Myers and Cynthia Myers, his wife, by deed from Phillip E. Lokhaiser and Betty Lokhaiser, husband and wife, dated July 7, 1989, and recorded on January 25, 1991, with the Butler County Recorder of Deeds at Book 1716, Page 279.

PROPERTY ADDRESS: 113 AUGUST LANE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 120-3F45-12HC-0000

Seized and taken into execution to be sold as the property of CYNTHIA MYERS in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, OWNER TRUSTEE.

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:
PADGETT LAW GROUP
MEDIA, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania