SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2025-30006

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, JANUARY 15, 2027
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 situate partly in Cherry Township and partly in Slippery Rock Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of the tract herein described which point is on the certain line of the Branchton Road, S.R. 4010 at a point distant 83 degrees 45 minutes 00 seconds West, a distance of 734.17 feet from the southwest corner of property now or formerly of W. Fuchs; thence from said place of beginning along the center line of Branchton Road aforesaid, the following courses and distances: (1) North 83 degrees 19 minutes 51 seconds West, 34.27 feet; (2) North 83 degrees 2 minutes 25 seconds West, 114.16 feet to a point; (3) North 82 degrees 8 minutes 15 seconds West, 74.03 feet to a point; (4) North 83 degrees 48 minutes 30 seconds West, 52.09 feet to a point; (5) South 86 degrees 45 minutes 23 seconds West, 52.18 feet to a point; (6) South 74 degrees 56 minutes 21 seconds West, a distance of 53.40 feet to a point at the southwestern corner of the tract herein described on line of land of property now or formerly Butler Lime and Stone Company; thence along said line North 3 degrees 42 minutes 00 seconds West, a distance of 215.15 feet to an iron pin at the northwestern corner of the tract herein conveyed; thence along the line of land now or formerly Butler Lime and Stone Company, South 83 degrees 45 minutes 00 seconds East, a distance of 380 feet to an iron pipe; thence along line of property now or formerly Butler Lime and Stone Company South 3 degrees 42 minutes 00 seconds East a distance of 190.46 feet to a point at the place of beginning.

BEING KNOWN AS: 603 BRANCTON ROAD, SLIPPERY ROCK, PA 16057

PROPERTY ID NUMBER: 070 3F31 13A10000

PROPERTY ADDRESS: 603 BRANCHTON ROAD, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER: 070-3F31-13A1-0000

Seized and taken into execution to be sold as the property of STEVEN COZAD AKA STEVEN COZAD, JR, LAUREN DECHELLIS AKA LAUREN J. DECHELLIS in suit of ROCKET MORTGAGE 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:
KML LAW GROUP P.C.
PHILADELPHIA, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.