SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30156

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.

ALL THAT CERTAIN parcel or lot of land situate in Adams Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of the lot herein described where line separating Lots 7 and 8 in the Horseshoe Manor Plan of Lots intersects the North side of Horseshoe Drive; thence along the North side of Horseshoe Drive, North 66° 16' West, a distance of 150 feet to a point on line of Lot 9 in the same Plan; thence North 200 44' East along line separating Lots 8 and 9 in the same Plan of Lots, a distance of 290.80 feet to a point on line ofother lands of Earl R. Woodward, et ux.; thence South 66° 16' East along other lands of Earl R. Woodward, et ux., to a point on line of Lot 7 in the same Plan; thence South 20° 44 West along line of Lot 7, a distance of 290.80 feet to a point, the place of beginning.

BEING Lot No. 8 in the Horseshoe Manor Plan of Lots as surveyed by James Anders, Registered Surveyor, January 4, 1960.

GRANTEES herein shall have the right to use all streets and roadways as shown on the Horseshoe Manor Plan of Lots in conjunction with all other owners of lots in the same plan as a means of access to and from the within described property.

This conveyance is made by the gantors and accepted by the grantees subject to the following restrictions:

1. No house trailers shall be permitted to be brought upon this tract for storage or occupancy.
2. Any garage or other outbuildings must confonn in architectural style with the dwelling house erected on this lot.
3. This lot shall not be used for any commercial enterprise and only single family dwelling houses shall be erected upon it.
4. No dwelling house shall be occupied until the entire exterior of the house shall have been completed.

BEING known and Numbered as 223 Horseshoe Drive, Mars, PA 16046.

PARCEL #010-S4-A8-0000.

BEING THE SAME PREMISES which Peter F. Rosswog and Alexis L. Rosswog, husband and wife, by Deed dated June 24, 2022 and recorded in the Office of the Recorder of Deeds of Butler County on July 19, 2022 at Instrument No. 202207190015557, granted and conveyed unto Marcia Stang and Stephen Washlaski, wife and husband.

PROPERTY ADDRESS: 223 HORSESHOE DRIVE, MARS, PA 16046

UPI / TAX PARCEL NUMBER: 010-S4-A8-0000

Seized and taken into execution to be sold as the property of STEPHEN WASHLASKI, MARCIA STANG, A/K/A MARCIA L. STANG in suit of DOLLAR BANK, FEDERAL SAVINGS BANK.

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:
GRENEN & BIRSIC, P.C.
PITTSBURGH, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.