SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30158

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, MARCH 19, 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 in the Township of Jackson, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at a point in the center line of a public road known as Legislative Route T-326 (also known as LR10141) at a point on line of lands of Omar Marburger, being the Southwest corner of the tract herein conveyed; thence along the center line of said public road, North 19° 06' East, a distance of 371.38 feet to a point; thence along line of other lands now or formerly of Norman H. Hartzel (now or late S. Frishkorn) South 61° 37' 20" East, a distance of 896.10 feet to a pin where lands of Morgan and Ramsey corner; thence along lines now or late of Ramsey, South 86° 34' West, a distance of 739.37 foot to a point on line of lands now or late of Omar Marburger; thence along said Marburger line, North 23° 27' East, a distance of 145 feet to a point; thence along same, South 86° 34' West, a distance of 230 feet to the point in the center Line of the public road known as Legislative Route 10141.

This description is made in accordance with a survey made by James Anders, Registered Surveyor, dated November 13, 1958.

CONTAINING 4.526 acres more or less according to said survey.

Being the same premises which Thomas W. Robinson, Administrator of the Estate of Ruby Robinson, deceased, by Deed dated 07/30/2018 and recorded 09/19/2018, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 201809190019196, granted and conveyed unto Tanya Spurk, in fee.

Tax Parcel: 180 4F50 23A10000 AKA 180-4F50-23A1

Premises Being: 623 Pattison Street Ext, Evans City, PA 16033

PROPERTY ADDRESS: 623 PATTISON STREET EXTENSION, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 180-4F50-23A1-0000

Seized and taken into execution to be sold as the property of TANYA SPURK 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:
BROCK & SCOTT, PLLC
KING OF PRUSSIA, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.