SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30161

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 lot or piece of ground situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being Lot No. 111 in the Village of Adams Ridge II, Phase VI Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 247, pages 39 through 42. Said Plan being a revision of the Village of Adams Ridge II, Phase VI Plan of Lots as recorded in the Recorder's Office of Butler County in Plan Book Volume 243, pages 16 through 24.

Parcel Number. 010 S16 A1 110000

Property Address: 222 Cliffside Drive, Mars, PA 16046

BEING the same premises which Adams Ridge II, L.P. by Deed dated January 6, 2005 and recorded in the Office of Recorder of Deeds of Butler County on April 27, 2005 Instrument# 200504270010499 granted and conveyed unto William F. and Faith E. Edesa.

Faith E. Edesa having departed this life on March 21, 2020.

PROPERTY ADDRESS: 222 CLIFFSIDE DRIVE, MARS, PA 16046

UPI / TAX PARCEL NUMBER: 010-S16-A111-0000

Seized and taken into execution to be sold as the property of WILLIAM F EDESA in suit of REGIONS 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:
STERN & EISENBERG, P.C.
WARRINGTON, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.