SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30171

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 tract of land situate in Oakland Township, Butler County, Pennsylvania, bounded and limited as follows:

BEGINNING at a point on the center line of Township Road T-603 at line of land now of formerly of P.E. Carbin; thence North 49 degrees 56 minutes East, a distance of 129.74 feet; thence North 15 degrees 00 minutes East, a distance of 394.99 feet to a point on line of land now or formerly of Neff, thence South 87 degrees 45 minutes East along line of land now or formerly of Neff. a distance of 352.90 feet to a point on line of land now or formerly of Benson, thence South 2 degrees 15 minutes West along line of land now or formerly of Benson, a distance of 467.90 feet to a point; thence South 87 degrees 56 minutes East along line of land now or formerly of Benson, a distance of 391.50 feet to a point on line of land now or formerly of Butler Consolidated Coal Company; thence South 2 degrees 46 minutes West along line of land now or formerly of Butler Consolidated Coal Company a distance of 2,109.62 feet to a point at line of land now or formerly of Heaton; thence North 88 degrees 04 minutes West along line of lands now or formerly of Heaton and lands now or formerly of Stydunar, a distance of 400.0 feet 10 a point on line of lands now or formerly of Hartle; thence North 2 degrees 27 minutes East along line of land now or formerly of Hartle, a distance of 1,291.70 feet to a point; thence North 89 degrees 33 minutes West, a distance of 470.25 feet to a point; thence North 4 degrees 48 minutes West, a distance of 840.46 feet to a point on center line of Township Road T-603; thence North 89 degrees 25 minutes East along the center line of Township Road T-603 a distance of 98.75 feet to a point at the place of beginning.

Map#1F104 Parcel #3 and Map#1F104-3B

Deed Book 1409 Page 714

EXCEPTION OUT:

ALL that certain lot or parcel of land situate in Oakland Township, Butler County, Pennsylvania, identified as Lot 1 on the Final Plan of Subdivision for Eric Scott Neff and Naoma D. Neff, prepared by Cheryl a. Hughes, Registered Professional Land Surveyor, on July 26, 2006, and recorded on October 20, 2006 in the Office of the Recorder of deeds in and for Butler County, Pennsylvania, in Plan Book Volume 296, at Page 35, and containing 18.66 acres, more or less.

BEING the same premises which Gertrude B. Lenert, widow by Deed dated May 31, 1988 and recorded in the Official Records of Butler County on July 1, 1988 in Deed Book Volume 1409, Page 714, as Instrument granted and conveyed unto Eric Scott Neff and Naoma D. Neff, his wife.

331 Saint Joe Road, Chicora, PA 16025

Tax Parcel Number: 2501F104 30000

PROPERTY ADDRESS: 331 SAINT JOE RD, CHICORA, PA 16025

UPI / TAX PARCEL NUMBER: 2501F10430000

Seized and taken into execution to be sold as the property of ERIC SCOTT NEFF, NAOMA D. NEFF in suit of US BANK TRUST NA (AS TRUSTEE OF THE CHALET SERIES IV TRUST).

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:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.