SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30185

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.

TAX I.D. 010-S10-D101-0000

ALL that certain lot or parcel of ground situate in Adams Township, Butler County, Pennsylvania, being Lot No. 101 in Sunrise Acres Subdivision Plan Phase 1- Rev 1, recorded in the Recorder of Deeds office of Butler County on March 26, 2021, at Plan Book Volume 393, Page 18-20 (the "plan").

Being known as: 101 IMPERIAL DRIVE, VALENCIA, PA 16059.

Title to said premises is vested in Denise W. Pursifull by deed from Brennan Group, LP dated September 22, 2022 and recorded September 23, 2022 in Instrument Number 202209230020330.

PROPERTY ADDRESS: 101 IMPERIAL DRIVE, VALENCIA, PA 16059

UPI / TAX PARCEL NUMBER: 010-S10-D101-0000

Seized and taken into execution to be sold as the property of DENISE W PURSIFULL in suit of CITIZENS BANK, N.A..

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:
MCCABE WEISBERG & CONWAY LLC
PHILADELPHIA, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.