SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017-30047

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 THOSE CERTAIN LOTS OF GROUND SITUATED IN THE VILLAGE OF MARWOOD, FORMERLY DELANO, WINFIELD TOWNSHIP, BUTLER COUNTY, PENNYSLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

ON THE NORTH BY LOCUST STREET; ON THE EAST BY RAILROAD STREET; ON THE SOUTH BY PEACH ALLEY; AND ON THE WEST BY CENTER ALLEY; HAVING A FRONTAGE ALONG THE SOUTH SIDE OF LOCUST STREET 130 FEET, FROM RAILROAD STREET TO CENTER AVENUE, BEING LOTS 24, 25 AND 26 AS PER SURVEY OF GEORGE C. PILLOW, C.F., DATED OCTOBER 14, 1901.

PARCEL NUMBER: 320-S4-A17A-0000

PROPERTY ADDRESS: 626 RAILROAD STREET, CABOT, PA 16023

BEING the same premises which Mecurdy N. Cypher and Pearl V. Cypher by Deed dated November 17, 1978 and recorded in the Office of Recorder of Deeds of Butler County on January 4, 1979 at Book 1085, Page 167 granted and conveyed unto George McCanch and Beverley McCanch.

PROPERTY ADDRESS: 626 RAILROAD STREET, CABOT, PA 16023-2310

UPI / TAX PARCEL NUMBER: 320-S4-A17A-0000

Seized and taken into execution to be sold as the property of BEVERLEY J. MCCANCH A/K/A BEVERLEY MCCANCH in suit of U.S. BANK TRUST NATIONAL ASSOCIATION.

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.