SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30194

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 LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, BEING PART OF PARCEL "R" IN THE WOODLAND ESTATES PARK PLAN, PHASE 1, AS RECORDED IN THE RECORDER'S OFFICE OF SAID COUNTY IN RACK FILE 63, PAGE 25, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE LINE OF A 15 FOOT EASEMENT WHICH SAID POINT IS DISTANT THE FOLLOWING COURSES AND DISTANCES FROM THE LINE DIVIDING PARCELS R AND S IN THE AFORESAID PLAN, SOUTH 44° 22' WEST, 59 FEET; THENCE SOUTH 72° 22' WEST 9.37 FEET TO THE POINT AT THE PLACE OF BEGINNING; THENCE SOUTH 72° 22' WEST, A DISTANCE OF 17.80 FEET TO A POINT; THENCE SOUTH 17° 38' EAST AND PARTLY THROUGH THE CENTER OF A PARTY WALL A DISTANCE OF 82.79 FEET TO A POINT ON THE NORTHERLY LINE OF THE PARKING AREA AS SHOWN ON SAID PLAN; THENCE NORTH 72° 22 EAST, A DISTANCE OF 17.80 FEET TO A POINT; THENCE NORTH 17° 38' WEST AND PARTLY THROUGH THE CENTER OF A PARTY WALL A DISTANCE OF 82.79 FEET TO A POINT AT THE PLACE OF BEGINNING

Being known as: 308 Parkwood Dr., Cranberry Township, PA 16066

Tax Parcel Number: 130-S4-CR3040

PROPERTY ADDRESS: 308 PARKWOOD DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S4-CR3040

Seized and taken into execution to be sold as the property of JASON CEARFOSS, LAUREN CEARFOSS in suit of LAKEVIEW LOAN SERVICING, LLC.

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:
ALBERTELLI LAW
MOUNT LAUREL, NJ

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.