SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30198

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.

TAX I.D. 052-28-J277

ALL that interest in those certain tracts of land being Lot Nos., 281, 280, 279, 278, 277, 276, 275, and 274, and the West half of Lot No. 273 in the Marshall Plan of Lots situate in Butler Township, Butler County, Pennsylvania, and recorded in the Recorder's Office of Butler County in Plan Book A, Page 6, being more specifically bounded and described as follows:

ON the north 271 feet by Park Street now known as Sylvan Street; on the East 110 feet by the East one-half of Lot No. 273 in the same plan; on the South 275 feet by a 10 foot alley; and on the West 110 feet by Butler-Highfields and Young tracts.

EXCEPTING AND RESERVING the portion of land conveyed by deed of Bertha Becker and Hans Becker, her husband to Butler Township dated July 23, 1962 and recorded July 23, 1962 in Deed Book 771 Page 101 in the Butler County, Pennsylvania Recorder of Deeds Office. (This adverse conveyance erroneously omitted from prior deeds.)

Being known as: 101 SYLVAN STREET, LYNDORA, PA 16045.

Title to said premises is vested in Brittany Maureen Warne by deed from BRITTANY WARFLE AND BRIAN BUSH, A MARRIED COUPLE dated September 3, 2021 and recorded September 14, 2021 in Instrument Number 202109140026120.

PROPERTY ADDRESS: 101 SYLVAN STREET, LYNDORA, PA 16045

UPI / TAX PARCEL NUMBER: 052-28-J277

Seized and taken into execution to be sold as the property of BRITTANY MAUREEN WARFLE in suit of ONSLOW BAY FINANCIAL 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:
MCCABE WEISBERG & CONWAY LLC
PHILADELPHIA, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.