SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30207

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 piece and parcel of ground situate in Jefferson Township, Butler County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center line of Neupert Road, T-850, said point being the Southeast corner of the parcel herein described; thence along the center line of Neupert Road, T-850, the following three courses and distances: South 40 degrees, 26' 00" West a distance of 57.54 feet to a point; thence South 43 degrees 03' 30" West a distance of 68.18 fee to a point; thence South 45 degrees 46' 30" West a distance of 52.32 feet to a point, being the Southwest corner hereof and common to Parcel A; thence along Parcel A, the following two courses and distances: North 39 degrees 01' 00" West a distance of 462.34 feet to a point, being the Northwest comer hereof; thence North 41 degrees 53' 15" East a distance of 105.00 feet to a point on lands of now or formerly J.A. McCrea, being the Northeast corner hereof; thence along lands of now or formerly J.A. McCrea, South 48 degrees 06' 45" East a distance of 460.00 feet to a point, the place of beginning.

CONTAINING 1.50 acres, and being all of Lot No. 1 in the Subdivision of property for Ruth Florence Brewer recorded in Bulter County Plan Book Volume 167, page 8.

HAVING thereon erected a dwelling house and frame shed. Per Survey of S.D. Graff, P.S., dated January 11, 1993.

EXCEPTING AND RESERVING unto Loyd Brewer and Ruth Ann Brewer, the current owners of Parcel A, their heirs and assigns, the right to use the existing gravel driveway to Neupert Road, along the common Southwesterly boundary of the grantors premises and Northeasterly boundary of Parcel A, for ingress, egress and regress.

TOGETHER with the grantees, their heirs, successors and assigns, right to use the said existing gravel driveway for ingress, egress and regress. Maintenance of said right of way shall be shared equally with the owners of Parcel A, their heirs, successors and assigns.

BENG the same premises conveyed to Leslie A. Rowe by deed of Leslie A. Hack, also known as Leslie D. Hack, now known as Leslie A. Rowe and Mark S. Hack, formerly her husband dated October 29, 2014, and recorded on November 13, 2014, in the Recorder of Deeds of Butler County at Instrument No. 201411130027147.

BEING KNOWN AS 115 Neupert Road, Cabot, PA 16023

Tax Parcel No. 190-1F94-4A

PROPERTY ADDRESS: 115 NEUPERT ROAD, CABOT, PA 16023

UPI / TAX PARCEL NUMBER: 190-1F94-4A

Seized and taken into execution to be sold as the property of LESLIE A. ROWE A/K/A LESLIE A. HACK in suit of USX FEDERAL CREDIT UNION.

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:
METZ, LEWIS, BRODMAN, MUST, O'KEEFE, LLC
PITTSBURGH, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.