SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30220

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, MARCH 19, 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 of land situate in the Horseshoe Manor Plan of Lots in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point where the west line of Lot No. 9 in the Horseshoe Manor Plan of Lots intersects the North side of Horseshoe Drive; thence along the North side of Horseshoe Drive, North 62 degrees 23' West, 150 feet to a point, the place of beginning of the description of the within conveyed tract; thence continuing along the North side of Horseshoe Drive, North 62 degrees 23' West, 150 feet to a point on other lands of the within grantors; thence North 20 degrees 33' 20" East, 280.68 feet to a point on line of other lands of the within grantors; thence South 62 degrees 23' East, 150 feet to a point; thence South 20 degrees 33' 20" west, 280.68 feet to a point, the place of beginning.

BEING known and designated as Parcel S4-A24A.

Under and subject to easements, rights of way, oil and gas leases, restrictions, reservations, exceptions, agreements and coal and mining rights as set forth in prior instruments of record.

BEING the same premises conveyed to Guy M. Black by deed of Daniel R. Black and Jerry L. Black, husband and wife, and Guy M. Black, their son, dated February 26, 2002, and recorded in the Recorder's Office of Butler County, Pennsylvania, on March 5, 2002, as Instrument No. 200203050007715.

BENG KNOWN AS: 235 HORSESHOE DR, MARS, PA 16046

PROPERTY D: 010S4A24A0000

TITLE TO SAID PREMISES IS VESTED Buy M Black and Lisa J Woodward BY DEED FROM Guy M Black, DATED March 7, 2002 RECORDED March 21, 2002 AT NSTRUMENT NO. 200203210009874

PROPERTY ADDRESS: 235 HORSESHOE DRIVE, MARS, PA 16046

UPI / TAX PARCEL NUMBER: 010-S4-A24A-0000

Seized and taken into execution to be sold as the property of GUY M. BLACK A/K/A GUY MICHAEL BLACK, LISA J. WOODWARD A/K/A LISA J. BLACK in suit of THE BANK OF NEW YORK MELLON TRUST COMPANY, 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:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MOUNT LAUREL, NJ

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.