SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30223

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 piece or lot of land situate in the First Ward of the City of Butler, Butler County, Pennsylvania, bounded and described as follows:

Bounded on the North, 29 feet by McClain Avenue; on the East, 119 feet 10 inches by lot of land now or formerly of Giovanni Tiberi, being Lot No. 550 in the same plan; on the South, 83 feet 9 inches by an alley; and on the West, 134 feet 6 inches by Eola Way, being Lots Nos. 548 and 549 in the W.S. Boyd Plan of Lots as recorded in the offce for the recording of deeds in and for Butler County, Pa. in Plan Book Vol. A, page 21 , and having a stone and brick dwelling house thereon erected.

BEING KNOWN AS: 202 MCCLAIN AVENUE, BUTLER, PA 16001

PROPERTY ID: 561-27-67-0000

TITLE TO SAID PREMISES IS VESTED ANNE ROBINSON AND CHRISTOPHER ROBINSON HUSBAND AND WIFE BY DEED FROM LOUIS F. ANGELONI AND ROSE M. ANGELONI, HUSBAND AND WIFE, DATED FEBRUARY 22, 2025 RECORDED FEBRUARY 25, 2005 AT INSTRUMENT NO. 200502250004644

PROPERTY ADDRESS: 202 MCCLAIN AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-27-67-0000

Seized and taken into execution to be sold as the property of ANNE ROBINSON, CHRISTOPHER ROBINSON in suit of U.S. BANK, 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.