SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30231

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 or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 223 in the Cranberry Heights P.R.D., Phase 2A, as same has been recorded in the Recorder's Office for Butler County in Plan Book Volume 210, pages 19 through 20, inclusive.

BEING designated as Map & Parcel No. S31-A223 in the Deed Registry Office of Butler County.

PARCEL ID: 130-S31-A2230000

Property Address: 120 Camelot Court, Cranberry Township, PA 16066

Title vested in Arlinda Moriarty by deed from Daniel Frazier and Tracey Frazier dated May 23, 2013, and recorded on June 4, 2013, with the Butler County Recorder of Deeds as Instrument Number: 201306040016191.

PROPERTY ADDRESS: 120 CAMELOT COURT, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S31-A2230000

Seized and taken into execution to be sold as the property of ARLINDA MORIARTY, THE UNITED STATES OF AMERICA in suit of MCLP ASSET COMPANY INC.

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:
PADGETT LAW GROUP
MEDIA, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.