

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2025-30227

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 20, 2026
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 5TH WARD OF THE CITY OF BUTLER, COUNTY OF BUTLER, AND THE COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 10 IN THE BERG PLAN OF LOTS AND IN THE NORTH MANOR PLAN OF LOTS, LAID OUT BY J. A. HENNINGER, JANUARY, 1927, AS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 11, PAGE 3, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH FIFTY-ONE (51) FEET BY AN ALLEY; ON THE EAST ONE HUNDRED TEN (110) FEET BY LOT NO. 11 IN THE SAME PLAN NOW OR FORMERLY OWNED BY OLIVER W. SCOTT; ON THE SOUTH FIFTY-ONE (51) FEET BY WEST FULTON STREET; ON THE WEST ONE HUNDRED TEN (110) FEET BY LOT NO. 9 NOW OR FORMERLY OWNED BY JOHN H. STEWART.

Property Address: 218 West Fulton Street, Butler, PA 16001

Parcel ID: 565-11-2-0000

Title is vested in Nathan John Gutshall, a single man, by deed from Paul W. Brown, unmarried, dated November 29, 2016 and recorded on December 1, 2016 in the Butler County Clerk's/Register's Office as Instrument No.: 201612010025231.

PROPERTY ADDRESS: 218 WEST FULTON STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-11-2-0000

Seized and taken into execution to be sold as the property of NATHAN JOHN GUTSHALL in suit of CU MEMBERS MORTGAGE.

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:
MCCALLA RAYMER LEIBERT PIERCE, LLP
ISELIN, NJ

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania