

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2025-30099

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, SEPTEMBER 18, 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 piece, parcel or lot of land in the First Ward, City of Butler, County of Butler, Commonwealth of Pennsylvania, being known and designated as Lot 1R as set forth on the Property Subdivision for the Grenci Est/Louis E. Grenci Sr. POA recorded in Butler County, Pennsylvania at Plan Book 325 page 26 and being more specifically bounded and described as follows:

COMMENCING at an iron pin set on the northerly line of Sherman Avenue, a forty (40) foot right of way, at a point in common to lands of now or formerly Macefe, said point being the southeast corner of the property herein described; thence along the northerly line of Sherman Avenue, South 74 degees 21' 22" West a distance of 70.00 feet to an iron pin set on line of Lot 2, the southwest corner of the property herein described; thence by line of Lot 2 North 25 degrees 00' 00" West a distance of 98.11 feet to an iron pin set on line of lands of now or formerly D. Bergbigler, the northwest corner of the property herein described; thence by line of lands of now or formerly D. Bergbigler and by line of lands of now or formerly R. Mancu, North 74 degrees 18' 35" East a distance of 70.00 to an iron pin set on line of lands of now or formerly Macefe, the northeast corner of the property herein described; thence by line of lands of now or formerly Macefe, South 25 degrees 00' 00" East a distance of 98.16 feet to a point, the place of beginning.

Being the same premises conveyed to Joshua W. Shuler and Kathy L. Shuler, husband and wife, by deed from Anthony F. Grenci, Jr., dated August 15, 2011 and recorded August 23, 2011 in the Butler County Recorder of Deeds Office at Instrument Number 201108230020045.

Tax Parcel: 561-29-186-0000 aka 561-29-186

Premises Being: 142 Sherman Ave, Butler, PA 16001

PROPERTY ADDRESS: 142 SHERMAN AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 561-29-186-0000

Seized and taken into execution to be sold as the property of JOSHUA W. SHULER, KATHY L. SHULER in suit of ROCKET MORTGAGE, LLC.

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:
BROCK & SCOTT, PLLC
KING OF PRUSSIA, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania