SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30102

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, NOVEMBER 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 piece, parcel, or lot of land situate in the Fifth Ward, City of Butler, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point, said point being the Southwest corner of the within-described parcel of ground, said point being on the North right-of-way line of New Castle Steet at a point which is distant South 73 degrees 38 minutes East, a distance of 21.00 feet from the intersection of said North right-of-way line of New Castle Street and the East right-of-way line of Snyder Avenue, a 20 foot right-of-way; thence from said place of beginning along line of lands of now or formerly Barbara J. Martin, a single woman, North 14 degees 52 minutes East, a distance of 52.40 feet to a point; thence continuing along the same, North 3 degrees 41 minutes 10 seconds West, a distance of 77.84 feet to a point on the South right-of-way line of the 20 foot unnamed alley; thence along the South right-of-way line of said unnamed alley, South 73 degrees 38 feet East, a distance of 35.67 feet to a point at line of lands of new or formerly Joseph Desmond, et ux; thence along said to be conveyed to Desmond, South 1 degrees 43 minutes 10 seconds West, a distance of 74.47 feet to a point; thence continuing along same, South 16 degrees 02 minutes West a distance of 53.45 feet to a point on the North right-of-way line of New Castle Street, Nonh 73 degrees 38 minutes West, a distance of 26.75 feet to the place of beginning.

BENG the same property conveyed to Rebecca L. Collins and Mark A. Kerner, both unmarried, as joint tenants with the right of survivorship and not as tenants in common, by deed of Rebecca L. Collins, recorded in the Recorder's Offce of Butler County, Pennsylvania, at Instrument No. 200306250027699 on June 25, 2003.

Tax Parcel: 565 24 2000000 a/k/a 565-24-200

Premises Being: 546 New Castle Street, Butler, PA 16001, a/k/a 546 W. New Castle Street, Butler, PA 16001

PROPERTY ADDRESS: 546 WEST NEW CASTLE STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 565-24-200-0000

Seized and taken into execution to be sold as the property of MARK A KERNER A/K/A MARK ANTHONY KERNER A/K/A MARK KERNER, REBECCA L COLLINS A/K/A REBECCA LYNN COLLINS in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY.

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

(c) CountySuite Sheriff, Teleosoft, Inc.