SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30148

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, JANUARY 15, 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.

Tax Id Number(s): 270 S6 B270000

Land situated in the Township of Penn in the County of Butler in the State of PA

ALL THAT CERTAIN lot or tract of land Situate in the Township of Penn, County of Butler, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Easterly side of Crotty Road (sometimes known as Crestmont Drive) on a line of Lot Number 26; thence along the Easterly side of said Crotty Road, Nonh 3 degrees 01 minute East, 100 feet to a point; thence along line of Lot Number 28, South 86 degrees 59 minutes East, 300 feet to a point; thence South 3 degrees 01 minute West, along lands now or formerly of Crotty, 100 feet to a point; thence along line of Lot No. 26, North 86 degrees 59 minutes West, 300 feet to a point on the Easterly side of Crotty Road, the place of BEGINNING.

BEING Lot No. 27 in the Crotty Crest Plan of Lots, as recorded in File 12, Page 21.

Commonly known as: 6221 Crestmont Dr, Butler, PA 16002-0431

Being the same premises which Elizabeth J. Kasenic, by Deed dated 07/12/2013 and recorded 07/18/2013, in the Offce of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 201307180020947, granted and conveyed unto Matthew Lerch and Nicole Lerch, husband and wife, in fee.

Tax Parcel: 270 S6 B270000 A/K/A 270-S6-B27

Premises Being: 6221 Crestmont Drive, Butler, PA 16002

PROPERTY ADDRESS: 6221 CRESTMONT DRIVE, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 270-S6-B27-0000

Seized and taken into execution to be sold as the property of MATTHEW LERCH, NICOLE LERCH 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

(c) CountySuite Sheriff, Teleosoft, Inc.