SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30195

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.

PREMISES ONE:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY LOT OF JAHNIG, 60 FEET;
ON THE EAST BY LOT OF GERALD E. WAGNER, 106 FEET;
ON THE SOUTH BY ROCKENSTEIN AVENUE, 60 FEET; AND
ON THE WEST BY LOT OF MIKE GODA, 106 FEET.

PREMISES TWO:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN BUTLER TOWNSHIP, BUTLER COUNTY, AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH, 69 FEET, BY LANDS OF OWENS AND ATWELL; ON THE EAST, 106 FEET, BY LANDS OF ROMEO DEMATTEIS; ON THE SOUTH, 60 FEET, BY ROCKENSTEIN AVENUE; AND ON THE WEST, 106 FEET, BY LANDS OF GODA

Being known as: 230 E. Rockenstein Ave Butler PA 16001

Tax Parcel Number: 051 39 15B0000 & 051 39 150000

PROPERTY ADDRESS: 230 EAST ROCKENSTEIN AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 051-39-15B-0000 & 051-39-15-0000

Seized and taken into execution to be sold as the property of KRISTOPHER ANDREW DECKER in suit of TH MSR HOLDINGS 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:
ALBERTELLI LAW
MOUNT LAUREL, NJ

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.