SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30196

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.

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE FOURTH WARD OF THE CITY OF BUTLER, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH, NINETY(90) FEET BY LANDS FORMERLY OF J. C. SAY AND JAMES E. MARSHALL, NOW OR FORMERLY KENNETH E. KRAMER; BOUNDED ON THE EAST, FORTY (40) FEET BY MONROE STREET; BOUNDED ON THE SOUTH, NINETY (90) FEET BY LOT FORMERLY OF EMMA MARSHALL PIERCE, NOW OR FORMERLY MARCELLA. L. CLARK; AND BOUNDED ON THE WEST, FORTY (40) FEET BY LANDS FORMERLY OF J. C. SAY AND JAMES E. MARSHALL, NOW OR FORMERLY ROBERT A. ADAMS, THE PREMISES HEREBY CONVEYED BEING TEN (10) FEET FRONTING ON MONROE STREET OUT OF THE NORTHEAST CORNER OF LOT NO. 21 AND THIRTY (30) FEET OUT OF THE SOUTHWEST CORNER OF LOT NO. 20 IN THE CERTAIN PLAN OF LOTS KNOWN AS EVERETT L. RALSTON PLAN, RECORDED IN BUTLER COUNTY, PENNSYLVANIA, IN DEED BOOK 185, PAGE 409

Being the same premises conveyed from James N. Mcguire, Married and Mercedes Waller, Unmarried, as Joint Tenants with Right of Survivorship to Anthony Oesterling as set forth in Deed dated August 5, 2021 , and recorded on August 19, 2021, in the Butler County Recorder of Deeds under Instrument No. 202108190023769.

Being known as: 558 North Monroe Street, Butler, PA 16001

Tax Parcel Number: 564-19-60-0000

PROPERTY ADDRESS: 558 NORTH MONROE STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 564-19-60-0000

Seized and taken into execution to be sold as the property of ANTHONY OESTERLING in suit of NATIONSTAR 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:
ALBERTELLI LAW
MOUNT LAUREL, NJ

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.