SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30193

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 OAKLAND TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON STATE ROUTE 68, SAID POINT BEING ON THE NORTHEASTERN EDGE OF A RIGHT OF WAY OVER THE HEREIN DESCRIBED PROPERTY AND SAID POINT BEING THE SOUTHEASTERN CORNER OF THE LOT HEREIN DESCRIBED; THENCE ALONG STATE ROUTE 68, SOUTH 41° 27' WEST 192.66 FEET TO A POINT ON LINE OF LANDS NOW OR FORMERLY OF HARVEY ROY GOULD, ET UX.; THENCE ALONG LANDS NOW OR FORMERLY OF HARVEY ROY GOULD, ET UX., NORTH 29° 55' 21" WEST 222.13 FEET TO A POINT ON LINE OF LAND NOW OR FORMERLY OF JOHN E. NEFF; THENCE SOUTH 87° 50' 51 " EAST ALONG LANDS OF JOHN E. NEFF 240 FEET TO A POINT ON LINE OF LAND NOW OR FORMERLY OF CHARLES E. BALL; THENCE SOUTH 2° 10' 43" WEST 39.13 FEET TO A POINT, THE PLACE OF BEGINNING. AS PER SURVEY OF GREENOUGH, MCMAHON AND FROENOUGH, INC. FOR ANDREW AND THELMA ADAMS OF 1960.

Being known as: 803 Chicora Road, Chicora, PA 16125

Tax Parcel Number: 250 1F147 8AC0000

PROPERTY ADDRESS: 803 CHICORA ROAD, CHICORA, PA 16025

UPI / TAX PARCEL NUMBER: 250-1F147-8AC-0000

Seized and taken into execution to be sold as the property of EARL SHANKLE, ALICIA SHANKLE in suit of WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, NA.

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.