SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30221

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, MARCH 19, 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, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF A CUL-DE-SAC FOR OAKLAND LANE (TOWNSHIP ROAD T-380) AND THE EASTERLY LINE OF TRACT OF LAND NOW OR FORMERLY OF L.J. BELLIS, THENCE NORTH 3 DEGREES EAST ALONG THE EAST LINE OF LANDS OF BELLIS A DISTANCE OF 100 FEET TO A POINT; THENCE NORTH 87 DEGREES WEST ALONG THE NORTH LINE OF LAND OF BELLIS A DISTANCE OF 285 FEET TO A POINT; THENCE NORTH 3 DEGREES EAST A DISTANCE OF 160 FEET TO A POINT; THENCE SOUTH 87 DEGREES EAST A DISTANCE OF 301.50 FEET TO A POINT; THENCE SOUTH 3 DEGREES WEST A DISTANCE OF 260 FEET TO A POINT ON THE NORTH LINE OF SAID CUL-DE-SAC; THENCE BY A CURVE TO THE LEFT ALONG THE NORTH LINE OF SAID CUL-DE-SAC A RADIUS OF 50 FEET AND AN ARC DISTANCE OF 16.57 FEET TO A POINT, THE PLACE OF BEGINNING.

CONTAINING 1.15 ACRES AND BEING LOT NO. 1 IN THE BELLIS LOT LINE REVISION DATED APRIL 14, 2000 AS RECORDED IN THE RECORDER OF DEEDS OFFICE IN AND FOR BUTLER COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME 232 PAGE 39.

Property Commonly Known As: 122 Oakland Drive, Butler, PA 16001 a/k/a 122 Oakland Lane, Butler, PA 16001

Tax Map Number: 250-1F147-13A-0000

Being the same premises which Douglas W. Augustine, Jr. and Mary C. Augustine by Deed dated June 13, 2000, and recorded on June 21, 2000, in the Recorder of Deeds Office for Butler County, as Instrument No. 200006210014069, granted and conveyed unto Douglas W. Augustine, Jr. and Mary C. Augustine.

PROPERTY ADDRESS: 122 OAKLAND DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 250-1F147-13A-0000

Seized and taken into execution to be sold as the property of DOUGLAS W. AUGUSTINE, JR., MARY C AUGUSTINE in suit of U.S. BANK N.A., AS TRUSTEE.

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:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.