

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-30094

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 15, 2024
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 certain piece, parcel or lot of land situate in the Borough of Zelienople, County of Butler and Commonwealth of Pennsylvania, being designated as Lot No. 29 in the Rosewood Plan No. 1, as recorded in the Recorder's Office of Butler County in Rack File 79, page 32. Having thereon a two-story dwelling on said lot.

SUBJECT to the Declaration of Protective Covenants affecting Rosewood Plan No. 1 as recorded in DBV1103, page 425 and 426.

UNDER and subject to all rights, privileges, agreements, leases, rights-of-way, easements, building lines, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, deeds or conveyances.

BEING the same premises which Eric Novosat and Lisa Novosat, husband and wife, by deed from D. Michael Angelucci and Karen Angelucci, husband and wife, dated July 28, 2005, recorded November 2, 2005 in the Butler County Clerk's/Register's Office as Instrument Number 200511020031765.

BEING known and numbered as 48 Marion Drive, Zelienople, PA 16063 PARCEL NUMBER 550 S3 B290000

PROPERTY ADDRESS: 48 MARION DRIVE, ZELIENOPLE, PA 16063

UPI / TAX PARCEL NUMBER: 550-S3-B29-0000

Seized and taken into execution to be sold as the property of ERIC J NOVOSAT, ERIC NOVOSAT, LISA M NOVOSAT, LISA NOVOSAT in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST.

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:
ROMANO, GARUBO & ARGENTIERI
WOODBURY, NY 8563841515

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania