

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30178

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, SEPTEMBER 20, 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 piece parcel or tract of land situate in Summit Township, Butler County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the Northeastern corner of the lot hereby conveyed, said point being South 88 degrees 00 minutes 00 seconds West a distance of 700.00 feet from the center line of a road referenced to as the Old Road, said iron pin being on the Southwestern corner of lands now or formerly of Lackey; thence South 00 degrees 21 minutes 00 seconds East a distance of 471.84 feet to a point on lands of now or formerly Kapp; thence South 88 degrees 06 minutes 00 seconds West a distance of 200.00 feet to a point on lands of now or formerly Kapp; thence North 00 degrees 21 minutes 00 seconds West a distance of 471.49 feet to a point on lands of now or formerly Kapp; thence North 88 degrees 00 minutes 00 seconds East a distance of 200.00 feet to an iron pin, the place of beginning.

CONTAINING 2.16 acres and having thereon erected a dwelling house, garage and shed and being known as 131 Baytree Lane, Butler, PA, 16002.

BEING the same premises conveyed to Mortgagors herein by deed of Nonna Bartman, widow, dated and recorded on even date herewith.

BEING the same premises which Norma Bartman by Deed dated April 6, 2001 and recorded in the Official Records of Butler County on April 6, 2001 as Instrument 200104060007779 granted and conveyed unto Mark E. Weyand and Ginger L. Weyand.

131 Bay Tree Lane, Butler, PA 16002

Tax Parcel Number: 290-2F16-23E

PROPERTY ADDRESS: 131 BAYTREE LANE, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 290-2F16-23E

Seized and taken into execution to be sold as the property of MARK E WEYAND, LINDA BELCH, ADMINISTRATRIX OF THE ESTATE OF GINGER WEYAND, LINDA BELICH ADMINISTRATRIX FOR GINGER L WEYAND in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CHALET SERIES III 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:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY 212-471-5100

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania