

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-30033

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 those certain lots or parcels of land situate in the Township of Slippery Rock, County of Butler and Commonwealth of Pennsylvania, being Lot Numbers 49, 50 and 51 in the Slippery Rock Park Plan of Lots as laid out for O.H. Nicolas and Ralph A. Nicolas according to a survey of Aiken and Greenough Engineers, dated January 1929 and recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 5, Page 16.

ALL that certain lot of ground situated in Slippery Rock Township, Butler County, Pennsylvania, consisting of a lot.

The map code S4 A52

BEING KNOWN AS: 357 CREEK RD SLIPPERY ROCK, PA 16057

PROPERTY ID: 280 S4 AS00000; 280 S4 A520000

TITLE TO SAID PREMISES IS VESTED IN MICHELLE A. DRUSBASKY AND CRAIG A. DRUBASKY, HUSBAND AND WIFE BY DEED FROM MARION J. LAUKIS, A/K/A MARIAN J. LAUKIS, A WIDOW DATED 05/07/2004 RECORDED 05/13/2004 INSTRUMENT NO.: 200405130015271

TO BE SOLD AS PROPERTY OF: MICHELLE A. DRUSBASKY AND CRAIG A. DRUBASKY, HUSBAND AND WIFE

PROPERTY ADDRESS: 357 CREEK ROAD, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER: 280-S4-A500000; 280-S4-A520000

Seized and taken into execution to be sold as the property of CRAIG A. DRUSBASKY, MICHELLE A. DRUSBASKY 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:  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS PLL  
MT. LAUREL, NJ 973-575-0707

**MICHAEL T. SLUPE, Sheriff**  
BUTLER COUNTY, Pennsylvania