

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-30049

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, JULY 19, 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.

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ALL that certain lot or parcel of ground situate in Winfield Township, County of Butler and Commonwealth of Pennsylvania, being Lot No. 9 in the Plan of Subdivision for Barry L. Gross and Deborah J. Gross of record in the Recorder's Office of Butler County in Rack File 9, page 28 (Plan Book Volume 159, page 28).

BEING KNOWN AS: 118 GERNER ROAD, CABOT, PA 16023

PROPERTY ID NUMBER: 320 S6 B90000

BEING THE SAME PREMISES WHICH RICHARD L. LUCAS AND CINDY LUCAS, HUSBAND AND WIFE BY DEED DATED 6/11/2005 AND RECORDED 6/21/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT #200506210016037, GRANTED AND CONVEYED UNTO JAMES D. HOOKS, UNMARRIED, NOW DECEASED.

PROPERTY ADDRESS: 118 GERNER ROAD, CABOT, PA 16023

UPI / TAX PARCEL NUMBER: 320-S6-B90000

Seized and taken into execution to be sold as the property of HEATHER SLIVAN, SOLELY IN HER CAPACITY AS HEIR OF JAMES D. HOOK, DECEASED in suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST.

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**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:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA 866-413-2311

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