

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-30110

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 21, 2025**  
**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 lot of land, located in the Township of Forward, County of Butler and Commonwealth of Pennsylvania, being known as Lot 101 in the Frank Gifford Plan, as recorded in the Records Office of Butler County in Plan Book 164, page 1 on May 14, 1993.

UNDER and Subject to Restrictive Covenants as recorded in the Butler County Courthouse in Book Volume 2336, Page 943 on July 13, 1993, and re-recorded in Book Volume 2368, Page 271 on October 18, 1993.

Excepting and reserving unto Raymond J. Oswald, Jr. and Michele Y. Rausch, Now Known As Michele Y. Oswald, husband and wife, their successors, heirs and assigns, all of the oil, gas and other mineral rights (excluding Coal), including but not limited to the rights to sell, assign, transfer, use or access, which the Grantors may have now or in the future, to the herein-described property. It is expressly agreed that Lot 101 in the Frank Gifford Plan shall be considered as a non-surface use site and may not be used in connection with development of the oil, gas and/or mineral estate, including use of the surface for drilling or completion operations, storage of equipment or product, pipeline transmission of product, compression or treating facilities, or other usage of any kind or character. This provision shall not prohibit subsurface operations necessary to develop the oil, gas and/or mineral estate below the surface, including directional or horizontal drilling nor will this provision interfere with the right-of-way and easement agreement executed with Markwest Liberty Bluestone, LLC on October 4, 2013.

SUBJECT TO and TOGETHER WITH any and all oil and gas leases, the sale of coal and mining rights and all rights relating thereto, building lines, rights-of-way, zoning regulations, building restrictions, reservations, restrictive covenants, easements, rights and obligations, encroachments, party walls, maintenance fees, association fees and/or dues, if any, etc., as the same may be contained in prior instruments of record, set forth in the recorded plan and/or as shown on a survey of the property.

Being the same premises which Mary Gifford, Widow, by Deed dated October 14, 1993, recorded October 15, 1993, in the Office of the Recorder of Deeds of Butler County, Pennsylvania, Deed Book Volume 2367, Page 623, granted and conveyed to Raymond J. Oswald, Jr. and Michele Y. Rausch.

Being the same premises which Raymond J. Oswald, Jr. and Michele Y. Rausch, now known as Michele Y. Oswald, by Deed dated 4/28/2014 and recorded 4/30/2014, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 201404300009361, granted and conveyed unto Shana D. Marcinik and Matthew R. Marcinik, wife and husband, in fee.

Tax Parcel: 160-4F31-18A1-0000

Premises Being: 314 Browns Mill Rd, Evans City, PA 16033

PROPERTY ADDRESS: 314 BROWNS MILL ROAD, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 160-4F31-18A1 & 160-4F31-18A1-0000

Seized and taken into execution to be sold as the property of MATTHEW R. MARCINIK, SHANA D. MARCINIK in suit of PLAZA HOME MORTGAGE, INC.

**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:  
BROCK & SCOTT PLLC  
KING OF PRUSSIA, PA 844-856-666

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