

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-30142

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, NOVEMBER 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.

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ALL those certain pieces or parcels of land situate and being in Jackson Township, Butler County and Commonwealth of Pennsylvania, being known as Lot 10 in the Highridge Plan of Lots No. 1, recorded in the Office of the Recorder of Butler County in Plan Book Volume 83, page 44.

BEING designated as Parcel Number 180-S6-B10

BEING the same premises that Edna Mae McCosby did convey unto Donald E. Wise, in fee by deed dated July 17, 2006, and recorded July 21, 2006, in Butler County, Pennsylvania Recorder of Deeds Office as instrument number 200607210018475.

BEING the same premises which Donald E. Wise, an unmarried man, by Deed dated August 14, 2007, and recorded in the Official Records of Butler County on August 29, 2007 as Instrument 200708290022567 granted and conveyed unto Arthur J. Discher III and Elizabeth Fischer, husband and wife.

PROPERTY ADDRESS: 280 EVANS ROAD, ZELIENOPLE, PA 16063

UPI / TAX PARCEL NUMBER: 180-S6-B10

Seized and taken into execution to be sold as the property of ARTHUR J. FISCHER, III, ELIZABETH FISCHER in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS4.

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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:  
FRIEDMAN VARTOLO LLP  
GARDEN CITY, NY 212-471-5100

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