

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-30067

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, MAY 16, 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 lot or piece of ground situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 218 in the BRISTOL CREEK P.R.D. PLAN OF SUBDIVISION PHASE - II & III, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 185, pages 26-28, inclusive.

UNDER AND SUBJECT TO Declaration of Covenants, Conditions and Restrictions Governing Bristol Creek Homeowners Association and Open Space, dated January 9, 1995 and recorded in Record Book 2497, page 292; First Amendment dated October 10, 2000 and recorded at Instrument No. 200010120024136; Second Amendment dated January 11, 2005 and recorded at Instrument No. 200502070003128 and any other Amendments thereto.

BEING THE SAME PREMISES which Anthony A. Poleit and Jeanine C. Poleti, husband and wife, by Dee dated 08/09/2016 and recorded 08/11/2016 in the Office of the Recorder of Deeds in and for the County of Butler as Deed Instrument No. 201608110016364, granted and conveyed unto Brad T. Labarbera and Colleen A. Labarbera, husband and wife.

Identified as Lot and Block/ Parcel ID #130-S28-B218 in the Deed Registry Office of Butler County, Pennsylvania.

Having erected thereon a dwelling known as 125 Shady Oak Drive, Cranberry Township, PA, 16066.

Tax Parcel: 130-S28-B2180000

Premises Being: 125 Shady Oak Drive, Cranberry Township, PA 16066

PROPERTY ADDRESS: 125 SHADY OAK DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S28-B2180000

Seized and taken into execution to be sold as the property of BRAD T. LABARBERA, COLLEEN A. LABARBERA in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION 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:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-666

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania