

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-30027

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 18, 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 situate in Brady Township, Butler County, Pennsylvania, being known and designated as Lot No. 8 in the property subdivision for James A. Honse as recorded in the Recorder's Office of Butler County, Pennsylvania, at Rack File 129, Page 39, and being more specifically bounded and described as follows: COMMENCING at a point in the center line of Township Road 449 at a point in common to Lot 7 of the same plan, said point being the Northeast corner of the premises herein described; thence by line of Lot No. 7 South 3 degrees 0 minutes 49 seconds West, a distance of 400.0 feet to a point on other lands of now or formerly James A. Honse; thence by line of same North 86 degrees 59 minutes 11 seconds West, a distance of 180.0 feet to a point, on lands of now or formerly Honse; thence by line of same North 3 degrees 0 minutes 49 seconds East, a distance of 400.0 feet to a point in the center line of Township Road 449; thence by line of same South 86 degrees 59 minutes 11 seconds East, a distance of 180.0 feet to a point, the place of beginning. Map #3F86 Parcel #6JH  
Deed Book: 2974 Pg: 1028

Parcel Number: 030 3F86 6JH0000  
Property Address: 140 Staff Rd, Slippery Rock, PA 16057

BEING the same premises which James A. Honse and Elizabeth G. Honse by Deed dated February 16, 1999 and recorded in the Office of Recorder of Deeds of Butler County on March 5, 1999 at Book 2974, Page 1028 granted and conveyed unto Juanita L Thompson and Kelly S Thompson.

PROPERTY ADDRESS: 140 STAFF ROAD, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER: 030-3F86-6JH0000

Seized and taken into execution to be sold as the property of JUANITA L. THOMPSON, KELLY S. THOMPSON in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 AQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION.

**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:  
STERN & EISENBERG PC  
WARRINGTON, PA 215-572-8111

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