

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017-30192

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, SEPTEMBER 19, 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 lots of land situate in Butler Township, Butler County, Pennsylvania, being bounded and described as follows:

TRACT ONE:

On the Northeast sixty (60) feet by Geneva Avenue; on the Southeast one hundred fifteen (115) feet by lot #50 in the same plan owned by Walter Ellis; on the Southwest sixty (60) feet by lot of Charles Isaac; and on the Northwest one hundred fifteen (115) feet by lot 52 in the same plan owned by the first parties. And being Lot #51 in the Austin View Plan of Lots as recorded in Butler County in Plan Book 'B' at Page 100.

BEING one of two lots that were conveyed to Alexander Kocka and Jane Kocka, his wife, by deed of Anastasia Kocka (a/k/a Nellie Kocka) dated March 24, 1992, and recorded in the Butler County Recorder of Deeds office in Deed Book 1989, Page 0226.

TRACT TWO:

On the Northeast one hundred twenty (120) feet by Geneva Avenue; on the Southeast one hundred fifteen (115) feet by Lot #50 in the same Plan owned by Walter Ellis; on the Southwest one hundred twenty (120) feet by Lots #45 and 46 owned by Charles Isaac; and on the Northwest one hundred fifteen (115) feet by Lot #53 in the same Plan owned by Frank Pennar. And being Lots #51 and #52 in the Austin View Plan of Lots as recorded in Butler County in Plan Book 'B' at page 100.

AND BEING the same property that was conveyed to Alexander Kocka and Jane Kocka, his wife, by deed of Anastasia Kocka (a/k/a Nellie Kocka) dated March 24, 1992, and recorded in the Butler County Recorder of Deeds office in Deed Book 1989, Page 0226.

BEING premises known and numbered as 4 Geneva Avenue, Lyndora, PA 16045

Tax Parcel Number: 052 29 F510000

BEING the same premises which Jane Kocka, a widow, by Deed dated January 21, 2001 and recorded in the Official Records of Butler County on January 28, 2005 as Instrument 2005012800002299 granted and conveyed unto Jane Kocka and Alexander Michael Kocka, her son.

PROPERTY ADDRESS: 4 GENEVA AVENUE, LYNDORA, PA 16045

UPI / TAX PARCEL NUMBER: 052-29-F510000

Seized and taken into execution to be sold as the property of ALEX MICHAEL KOCKO, JANE KOCKO in suit of U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR TREEHOUSE SERIES V 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:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY 212-471-5100

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania