

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30092

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 lot or certain piece of ground situate in the Borough of Seven Fields, County of Butler Commonwealth of Pennsylvania, being Lot. No. 523 in the Northridge Manor Plan of Lots, as recorded in the Recorder's Office of Butler County in Plan Book Volume 181, pages 30 and 31.

Being designated as Tax Parcel Number 505-S4-A523.

HAVING erected thereon a dwelling known and numbered as 707 Dunbury Court.

SUBJECT to building lines, rights of way, easements, mining and mineral rights, restrictions, reservations and exceptions as set forth on the recorded plan and as may appear in prior instruments of record.

UNDER AND SUBJECT FURTHER to the Protective Covenants of the Northridge Manor dated March 9, 1995 and recorded in the Records Office of Butler County, Pennsylvania in Record Book Volume 2508, page 100.

BEING the same premises which Thomas D. Miokovic and Gabriella Miokovic, husband and wife, by their deed dated February 25, 2003, and recorded in the Recorder's Office of Butler County, Pennsylvania, as Instrument No. 200302270008100, granted and conveyed unto Sankaram Katsuri, a married man, one of the Grantors of herein.

THE SAID MANJUSHA KASTURI JOINS IN THIS DEED IN ORDER TO RELINQUISH ANY MARITAL INTEREST SHE MAY HAVE IN THE ABOVE DESCRIBED REAL ESTATE.

BEING the same premises conveyed to Joel T. Stewart and Sara A. Setser-Stewart by Deed from Sankaram Kasturi and Manjusha Kasturi, dated May 23, 2008 and recorded in the Recorder of Deeds Office of Butler County, Pennsylvania, at Instrument No. 200805230011463

PROPERTY ADDRESS: 707 DUNBURY COURT, SEVEN FIELDS, PA 16046

UPI / TAX PARCEL NUMBER: 505-S4-A523

Seized and taken into execution to be sold as the property of JOEL T. STEWART, SARA SETSER STEWART in suit of STEARNS BANK, N.A..

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:
MEYER UNKOVIC & SCOTT LLP
PITTSBURGH, PA 412-456-2800

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania