

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-2025-30221

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 17, 2026**  
**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 Borough of Prospect, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center line of a street or road commonly k/a the Crab Run Road, at the intersection of lot of now or formerly Coulter and the land herein conveyed; thence along the center line of said street or road commonly k/a the Crab Run Road, a distance of 87.4 feet to a lot of now or formerly James H. Alexander; thence in a Southerly direction along said lot now or formerly James H. Alexander, a distance of 530 feet, more or less, to land of now or formerly Harvey; thence in a Westerly direction along land of now or formerly Harvey, a distance of 87.4 feet to land of now or formerly Coulter, thence along land of now or formerly Coulter, North 3 degrees 50' East a distance of 523.4 feet to the center line of said street or road commonly k/a the Crab Run Road, at the place of beginning.

Being designated as Parcel Number: 490-S 1-41 A-0000

BEING the same premises which Heath Knox and Dana Knox by Deed dated August 30, 2005 and recorded in the Official Records of Butler County on September 9, 2005 as Instrument 200509090026555 granted and conveyed unto Heath Knox.

PROPERTY ADDRESS: 103 KENNEDY ROAD, PROSPECT, PA 16052

UPI / TAX PARCEL NUMBER: 490-S1-41A-0000

Seized and taken into execution to be sold as the property of HEATH KNOX in suit of 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:  
FRIEDMAN VARTOLO LLP  
GARDEN CITY, NY

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