

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30006

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 piece, parcel and lot of land situate in Clinton Township, Butler County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point along line of lands now or formerly of U.S. Steel Corporation, said point being the Easternmost corner of lands now or formerly of Joseph S. Acquavita, said point being the Southernmost point of the within described lands; thence from said point along line of lands of said Acquavita North 37 degrees 55' 45" West a distance of 177.747 feet to a point along line of lands of said Acquavita and lands now or formerly of John A. Gizienski; thence from said point along line of lands of said Gizienski North 20 degrees 55' 20" East a distance of 146.28 feet to a point along line of lands of said Gizienski; thence from said point South 67 degrees 28' 15" East a distance of 308.136 feet to a point on line of lands of said Gizienski and line of lands now or formerly of U.S. Steel Corporation; thence along line of lands of said U.S. Steel Corporation South 33 degrees 42' 48" West a distance of 193.905 feet to a survey monument on line of lands of said U.S. Steel Corporation; thence along line of lands of said U.S. Steel Corporation South 88 degrees 47' 45" East a distance of 120 feet to a point at the place of BEGINNING.

CONTAINING 1.3078 acres of land as shown on a Plan of Adam S. Yelito, dated May 15, 1995, made for John A. Gizienski, et al. attached hereto and recorded herewith this date.

BEING known and designated as Tax Parcel No. 100-2F08-6B4.

BEING the same property conveyed from John A. Gizienski, widower, to Henry Gizienski and Christina Gizienski, his wife, by Corrective Deed dated April 20, 1995 and recorded April 24, 1995 in the Butler County Recorder of Deeds as Instrument 19950424007236. Christina Gizienski passed away on December 31, 2020, leaving title vested solely in Henry Gizienski by virtue of law. Henry Gizienski passed away on January 27, 2022.

PROPERTY ADDRESS: 242 VICTORY ROAD, SAXONBURG, PA 16056

UPI / TAX PARCEL NUMBER: 100-2F08-6B4

Seized and taken into execution to be sold as the property of SEAN GIZIENSKI, IN HIS CAPACITY AS CO-ADMINISTRATOR TO THE ESTATE OF HENRY GIZIENSKI, DECEASED, JESSE GIZIENSKI, IN HIS CAPACITY AS CO-ADMINISTRATOR TO THE ESTATE OF HENRY GIZIENSKI, DECEASED in suit of NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

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:
HILL WALLACK, LLP
YARDLEY, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania