

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2024-30112

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 or lot of land situated in Center Township, Butler County, Pennsylvania being known and designated as Lot No. 30 in the Timberly Heights Plan of Lots recorded in Butler County, Pennsylvania in Rack File Section 22 Page 17 and being more particularly described as follows:

BEGINNING at a point, said point being the southeast corner of the tract herein described, said point being on the North line of Mohawk Drive and common to line of Lot Nos. 29 and 30; thence along the North line of Mohawk Drive, North 87 degrees 45 minutes West 106 feet to a point on line of Lot No. 31 in the same plan: thence along same North 2 degrees 15 minutes East 200 feet to a point on Hine of lands of now or formerly Mack. thence along same South 87 degrees 46 minutes East 106 feet to a point on lien of Lot No. 29 in the same plan; thence along same, South 2 degrees 15 minutes West a distance of 200 feet to a point on the North line of Mohawk Drive, the place of beginning.

For information purposes only: Parcel Number 060-S 13-A30-0000

For Informational Purposes Only:
Property Address: 116 Mohawk Dr., Butler, PA 16001

BEING the same premises which James M. Grecco and Barbara J. Grecco, Trustees of the Grecco Family Trust dated July 28, 2000 by Deed dated August 10, 2021 and recorded in the Official Records of Butler County on September 22, 2021 in Deed Book Volume N/A, Page N/A, as Instrument 202109220026871 granted and conveyed unto James Freed

PROPERTY ADDRESS: 116 MOHAWK DRIVE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 060-S13-A30-0000

Seized and taken into execution to be sold as the property of JAMES FREED in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE TO THE LB-IGLOO SERIES VI 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

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania