SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017-30207

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, JANUARY 15, 2027
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 Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 21 in the Havenwood Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvanian, in Plan Book Volume 160, pages 46 and 47.

UNDER AND SUBJECT, nevertheless, to certain covenants, conditions and restrictions as set forth in the Protective Covenants affecting Havenwood Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Record Book Volume 2246, page 1.

AND the Grantees, for themselves, their heirs and assigns, by acceptance of this Deed agree with the Grantor, his heirs and assigns, that such the covenants, conditions and restrictions shall be covenants running with the land.

UNDER AND SUBJECT to all matters as shown on the Havenwood Plan of Lots.

UNDER AND SUBJECT to all prior grants and reservations of coal, oil, gas, mining rights, rights of way, easements, covenants and restrictions, as the same may be and appear in prior instruments of record.

BEING THE SAME PREMISES which Robert C. Sinewe and Michelle M. Sokolowski, his wife, by Deed dated July 17, 1998 and recorded on July 20, 1998, in the Butler County Recorder of Deeds Office at Deed Book Volume 2888 at Page 694, as Instrument No. 199807200020117, granted and conveyed unto Bernard D. Creedon and Natali A. Creedon, husband and wife.

Being Known as 210 Crescent Court, Cranberry Township, PA 16066

Parcel I.D. No. 130 S20 C210000

PROPERTY ADDRESS: 210 CRESCENT CT, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S20-C210000

Seized and taken into execution to be sold as the property of BERNARD D CREEDON, NATALI A CREEDON in suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT.

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:
HLADIK, ONORATO & FEDERMAN, LLP
NORTH WALES, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.