

**U.S. Department of Justice  
United States Marshals Service  
UNITED STATES MARSHAL'S DEED**

*THIS INDENTURE*, is made and entered into this 19 day of January, 2023, between the United States Marshal for the District of Western Pennsylvania, [hereinafter referred to as “United States Marshal”] in his official capacity, and Tulio Bustillo (herein referred to as Grantee) of Pittsburgh, County of Allegheny.

*WITNESSETH*, that on this 23rd day of September, 2022, in the United States Court for the District of Western, Pennsylvania, Plaintiff, at Civil Action No. 2:22-cv-00873 recovered a judgment against Just Inn Transition, Inc.

That on the 19 day of January, 2023, the United States Marshal did levy the same Writ upon a certain tract or parcel, hereinafter described;

That the same tract or parcel of land was first advertised for sale by the United States Marshal according to law, then sold at a public sale at Allegheny County Courthouse, to Tulio Bustillo , GRANTEE, who bid the highest and best bid in the amount of \$775,000.00.

*NOW THEREFORE*, I, United States Marshal, by virtue of my office and according to law, in consideration of \$775,000.00 in hand paid to me by GRANTEE, grant, bargain and sell all right title, interest and claim which Just Inn Transition, Inc, Defendant, had in the following tract or parcel of land:

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN THE 19TH WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 1 IN THE ST. JUSTIN PLAN NO. 1, AS RECORDED IN THE RECORDERS OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME 144, PAGES 35-36, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE NORTHERLY SIDE OF LELIA STREET 40 FEET WIDE AT THE LINE DIVIDING LANDS HEREIN DESCRIBED FROM LOT NO. 1 IN THE S.L. BOGGS PLAN NO. 2 AS RECORDED IN THE RECORDERS OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 9, PAGE 44;

THENCE FROM SAID POINT AND ALONG THE NORTHERLY SIDE OF SAID LELIA STREET N 79 DEGREES 04 MINUTES 40 SECONDS W, A DISTANCE OF 185.00 FEET TO A POINT;

THENCE THROUGH THE LANDS OF THE ROMAN CATHOLIC CONGREGATION OF ST. JUSTIN OF WHICH THIS IS A PART THE FOLLOWING 10 COURSES AND DISTANCES;

1. N 10 DEGREES 55 MINUTES 20 SECONDS E, 34.00 FEET
2. N 79 DEGREES 04 MINUTES 40 SECONDS W, 7.00 FEET
3. N 10 DEGREES 55 MINUTES 20 SECONDS E, 25.00 FEET
4. N 34 DEGREES 04 MINUTES 40 SECONDS W, 7.07 FEET
5. N 10 DEGREES 55 MINUTES 20 SECONDS E, 8.61 FEET

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6. S 79 DEGREES 04 MINUTES 40 SECONDS E, 18.00 FEET  
7. N 10 DEGREES 55 MINUTES 20 SECONDS E, 21.39 FEET  
8. S 79 DEGREES 04 MINUTES 40 SECONDS E, 2.00 FEET  
9. N 10 DEGREES 55 MINUTES 20 SECONDS E, 1.00 FEET  
10. S 79 DEGREES 04 MINUTES 40 SECONDS E, 177.00 FEET TO THE LINE DIVIDING LAND HEREIN DESCRIBED FROM LOTS NO. 42 AND 1 IN THE S.L. BOGGS PLAN NO. 2 AFORESAID;

THENCE ALONG SAID LINE S 10 DEGREES 55 MINUTES 20 SECONDS W, A DISTANCE OF 95.00 FEET TO THE POINT AT THE PLACE OF BEGINNING;

CONTAINING AN AREA OF 17,764.48 SQUARE FEET.

EXCEPTING THEREFROM AND THERE OUT AN EASEMENT TO GRANTOR, HIS SUCCESSORS AND ASSIGNS, APPROXIMATELY 10 FEET BY 13 FEET LOCATED AT THE NORTHWEST CORNER OF LOT. NO. 1 IN ST. JUSTIN PLAN NO. 1 AS SHOWN IN SAID PLAN.

TOGETHER WITH THE FOLLOWING EASEMENT FOR PARKING AND PEDESTRIAN USE:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF PAUL STREET, 40 FEET WIDE, AT A POINT DISTANT N 79 DEGREES 04 MINUTES 40 SECONDS W, 114 FEET FROM THE LINE DIVIDING LAND OF ST. JUSTIN MARTYR R.C. CHURCH FROM LOT NO. 42 IN THE S. L. BOGGS PLAN NO. 2;

THENCE FROM SAID POINT AND THROUGH THE LANDS OF SAID ST. JUSTIN MARTYR R.C. CHURCH S 10 DEGREES 55 MINUTES 20 SECONDS W, A DISTANCE OF 85.00 FEET TO A POINT;

THENCE ALONG THE NORTHERLY LINE OF THE ABOVE DESCRIBED TRACT N 79 DEGREES 04 MINUTES 40 SECONDS W, A DISTANCE OF 60.00 FEET TO A POINT;

THENCE THROUGH THE LANDS OF ST. JUSTIN MARTYR R.C. CHURCH N 10 SECONDS 55 MINUTES 20 SECONDS E, A DISTANCE OF 85.00 FEET TO A POINT ON THE SOUTHERLY SIDE OF SAID PAUL STREET;

THENCE ALONG THE SOUTHERLY SIDE OF SAID PAUL STREET S 79 DEGREES 04 MINUTES 40 SECONDS II, A DISTANCE OF 60.00 FEET TO THE POINT AT THE PLACE OF BEGINNING.  
TOGETHER WITH THE FOLLOWING ACCESS EASEMENTS:

FIRST:

BEGINNING AT A POINT, SAID POINT BEING THE END OF THE SIXTH COURSE IN THE ABOVE DESCRIBED PROPERTY;

THENCE FROM SAID POINT AND THROUGH THE LANDS OF THE GRANTORS HEREIN N 79 DEGREES 04 MINUTES 40 SECONDS W, A DISTANCE OF 137.1 FEET TO THE EASTERLY SIDE OF BOGGS AVENUE 50 FEET WIDE;

THENCE ALONG THE EASTERLY SIDE OF SAID BOGGS AVENUE S 15 DEGREES 38 MINUTES W, A DISTANCE OF 6.02 FEET TO A POINT;

THENCE THROUGH THE LANDS OF THE GRANTORS HEREIN THE FOLLOWING 3 COURSES AND DISTANCES:

- (1) S 79 DEGREES 04 MINUTES 40 SECONDS E, 97.6 FEET;
- (2) S 10 DEGREES 55 MINUTES 20 SECONDS W, 7.61 FEET;
- (3) S 79 DEGREES 04 MINUTES 40 SECONDS E, 45 FEET TO A POINT AT THE TERMINUS OF THE FOURTH COURSE OF THE ABOVE DESCRIBED PROPERTY;



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THENCE N 34 DEGREES 04 MINUTES 40 SECONDS W A DISTANCE OF 7.07 FEET TO POINT;

THENCE N 10 DEGREES 55 MINUTES 20 SECONDS E DISTANCE OF 8.61 FEET TO THE POINT AT THE PLACE OF BEGINNING.

SECOND:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF LELIA ST., 40 FEET WIDE, DISTANT S 79 DEGREES 04 MINUTES 40 SECONDS E 155 FEET FROM THE INTERSECTION OF THE NORTHERLY LINE OF SAID LELIA STREET WITH THE EASTERLY LINE OF BOGGS AVENUE 50 FEET WIDE;

THENCE FROM SAID POINT OF BEGINNING AND ALONG THE NORTHERLY LINE OF SAID LELIA ST., N 79 DEGREES 04 MINUTES 40 SECONDS W A DISTANCE OF 20 FEET TO A POINT;

THENCE THROUGH THE LANDS OF THE GRANTORS HEREIN N 10 DEGREES 55 MINUTES 20 SECONDS E A DISTANCE OF 12 FEET TO A POINT;

THENCE THROUGH THE SAME S 79 DEGREES 04 MINUTES 40 SECONDS E A DISTANCE OF 20 FEET TO A POINT;

THENCE ALONG THE SECOND COURSE OF THE ABOVE DESCRIBED PROPERTY S 10 DEGREES 55 MINUTES 20 SECONDS W A DISTANCE OF 12 FEET TO THE POINT AT THE PLACE OF BEGINNING.

THIRD:

BEGINNING AT A POINT, SAID POINT BEING THE END OF THE SEVENTH COURSE IN THE ABOVE DESCRIBED PROPERTY;

THENCE FROM SAID POINT AND ALONG SAID SEVENTH COURSE N 79 DEGREES 04 MINUTES 40 SECONDS W A DISTANCE OF 16 FEET TO A POINT;

THENCE THROUGH THE LANDS OF THE GRANTORS HEREIN THE FOLLOWING 2 COURSES AND DISTANCES:

- (1) N 10 DEGREES 55 MINUTES 20 SECONDS E, 21.39 FEET;
- (2) S 79 DEGREES 04 MINUTES 40 SECONDS E, 16 FEET TO A POINT AT THE END OF THE EIGHTH COURSE IN THE ABOVE DESCRIBED PROPERTY;

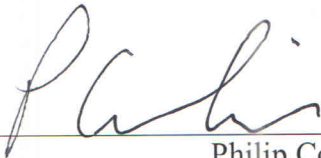
THENCE ALONG THE SAID EIGHTH COURSE S 10 DEGREES 55 MINUTES 20 SECONDS W A DISTANCE OF 21.39 FEET TO THE POINT AT THE PLACE OF BEGINNING.

APN: 0015-B-00208-0000-00

BEING THE SAME PREMISES WHICH REVEREND ANTHONY J. BEVILACQUA, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF PITTSBURGH, TRUSTEE FOR THE ROMAN CATHOLIC CONGREGATION OF SAINT JUSTIN MARTYR CHURCH, by their deed date May 22, 1987 and recorded in the Allegheny County Recorder of Deeds Office on May 28, 1987 as Book: 7561; Page: 258 granted and conveyed unto JUST-INN TRANSITION, INC., A NON-PROFIT CORPORATION.

*TO HAVE AND TO HOLD*, together, with appurtenances thereto, to GRANTEE, and his/ her heirs and assigns.

*IN WITNESS WHEREOF*, I have hereby set my hand and seal this, 28th day of April, 2023.

  
[SEAL]  
Philip Cornelious, Acting Marshal  
United States Marshal for the Western District of PA

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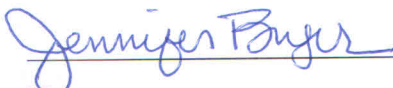
United States of America  
Western District of Pennsylvania

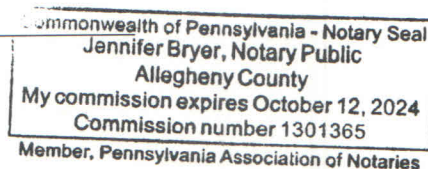
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ACKNOWLEDGMENT

Before me, the undersigned Notary, personally appeared Philip Cornelious, Acting Marshal, United States Marshal for the Western District of Pennsylvania, and in due form of law declared that the facts set forth in the foregoing deed are true, and that he acknowledged the same in order that said deed might be recorded.

Sworn and subscribed before me this 28th day of April, 2023.

  
Notary



I hereby certify that the address of the grantee is;

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