

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30182

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, MAY 16, 2025
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 THOSE CERTAIN parcels of land situate in Washington Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

FIRST: BEGINNING at an iron pin on the West side of State Highway Route 38 on line of Lot 25, said point being the Northeastern corner of the tract herein described; thence by the West line of Route 38 South 28° 08' West a distance of 160 feet to an iron pin on the Northern side of a 30 foot driveway; thence along line of said driveway North 61° 52' West a distance of 200 feet to an iron pin on a 30 foot road way; thence along said roadway North 28° 08' East a distance of 160 feet to an iron pin; thence along line of Lot 25 South 61° 51' East a distance of 200 feet to an iron pin on the West side of Route 38, the place of beginning.

BEING Lots 23 and 24 in the Washington Plan of Lots as surveyed by R. L. Pfaff, R. E., in June, 1952.

SECOND: COMMENCING at a point which is located North 61° 52' West a distance of 30 feet from the Southwest corner of Lot No. 23 in the Washington Plan of Lots as surveyed in June, 1952, by R. L. Pfaff, R. E.; thence along lands of formerly Washington Township School Board, now or formerly Moniteau School District, North 61° 52' West a distance of 272 feet to a point; thence by same North 28° 08' East a distance of 160 feet to a point; thence by same South 61° 52' East a distance of 272 feet to a point; thence along a 30 foot roadway in the Washington Plan of Lots, South 28° 08' West a distance of 160 feet to the place of beginning.

Tax ID/ Parcel No. 310-S3-A23 and 310-S3-A24A

Being the same premises which Haydon L. Grasha and Brittany N. Grasha F/K/A Brittany N. Boring, husband and wife, by Deed dated 07/29/2022 and recorded 08/02/2022, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 202208020016644, granted and conveyed unto David T. Smiley and Virginia Smiley, husband and wife, in fee.

Tax Parcel: 310-S3-A23-0000; 310-S3-A24A-0000

Premises Being: 2803 Oneida Valley Rd, Parker, PA 16049

PROPERTY ADDRESS: 2803 ONEIDA VALLEY ROAD, PARKER, PA 16049

UPI / TAX PARCEL NUMBER: 310-S3-A23 & 310-S3-A24A

Seized and taken into execution to be sold as the property of DAVID T. SMILEY, VIRGINIA SMILEY in suit of FREEDOM MORTGAGE CORPORATION.

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:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-666

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania