

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30203

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 THAT CERTAIN piece, parcel or tract of land situate in Washington Township, Butler County, Commonwealth of Pennsylvania, bounded and described in accordance with survey of R.B. Shannon & Associates, Inc. dated August 6, 1990, as follows:

BEGINNING at a point on the center line at the intersection of Old Route 38 and Township Road T-633, being the Northeast corner of the parcel herein conveyed;

THENCE South 12 degrees 00' 00" West along the center line of Old Route 38, a distance of 778.63 feet to a point;

THENCE North 56 degrees 25' 55" West along lands of now or formerly Charles W. Gladd, a distance of 270.52 feet to a point;

THENCE North 18 degrees 38' 16" East along lands of now or formerly Salvatore Muscatelo, a distance of 648.86 feet to a point on the center line of T-633;

THENCE South 89 degrees 06' 43" East along said center line, a distance of 179.95 feet to a point, the place of beginning

TAX PARCEL: 310-3F10-4J0000

PROPERTY ADDRESS: 106 MORRIS ROAD, PETROLIA, PA 16050

UPI / TAX PARCEL NUMBER: 310-3F10-4J0000

Seized and taken into execution to be sold as the property of RYAN DAVID EARLY, LINDA CAMPBELL, ERICA EARLY AKA EARLY, ERICA L. AKA EARLY, ERICA LINNAE in suit of FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1.

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:
ECKERT SEAMANS CHERIN & MELLOTT LLC
PHILADELPHIA, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania