

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30051

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 18, 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 lot of land situate in Allegheny Township, Butler County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point, which point is Southerly most corner of lands herein conveyed and which point is situate in the center line of a private lane now in place and existence and which lane leads in a Northeasterly direction from Pennsylvania Legislative Route 10082 to the former resident home of the Grantors herein and which point is located 208 feet in a Northeasterly direction along the centerline of said lane by its vaiious courses from the point of intersection of division line of lands of grantors and Donald R. Eiler, et ux., with the centerline of said lane; thence 209 feet in a Northeasterly direction along the centerline of said land by its various courses to a point; thence 727 feet in a Northwesterly direction perpendicular to the center line of the aforesaid lane along line of lands of Grantors of which this is a part to a point; thence in a Southwesterly direction and parallel to the centerline of the aforesaid lane along lines of Grantors herein, a distance of 209 feet to a point; thence in a Southeasterly directions along line oflands of Grantors herein, 727 feet to the place of beginning.

TOGETHER with a right of ingress, egress, and regress over a private lane which extends to Township Road 840, which use and right is to be used in conjunctions with the other easement holders in said lane.

Parcel ID: 020-1FI22-15G-0000

Property Address: 110 Cratty Lane, Parker, PA 16049

BEING the same premises which Fremont Investment and Loan, by deed dated January 10, 2007 and recorded January 26, 2007 at Inst. No. 200701260002099 in the Office of the Recorder of Deeds of Butler County, PA, granted and conveyed unto Harold B. Burdick, in fee.

ALSO BEING the same premises which Harold B. Burdick and Dorothy Anderson, by deed dated May 16, 2018 and recorded May 16, 2018 at Inst. No. 201805160009521 in the Office of the Recorder of Deeds of Butler County, PA, granted and conveyed unto Harold B. Burdick, in fee.

PROPERTY ADDRESS: 110 CRATTY LANE, PARKER, PA 16049

UPI / TAX PARCEL NUMBER: 020-1F122-15G-0000

Seized and taken into execution to be sold as the property of HAROLD B. BURDICK in suit of FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER 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:
LOGS LEGAL GROUP, LLP
WAYNE, PA 610-278-6800

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania