

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30138

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 16, 2026
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 Buffalo, County of Butler and Commonwealth of Pennsylvania, being Lot No. 202-A in the Buffalo Trails, PRD Phase II, IIA, and III Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 213, pages 38 through 42.

SUBJECT to the Covenants affecting Buffalo Trails as recorded in the Recorder's Office of Butler County, Pennsylvania, in Book Volume 2747, page 214.

SUBJECT to the Agreement of Easement and Use, dated June 1, 1997 between Buffalo Trails Homeowner's Association and Buffalo Trails Condominium Association, as recorded in the Recorder's Office of Butler County, Pennsylvania, in Book Volume 2747, page 214.

SUBJECT to exceptions, reservations, easements, restrictions, conditions, coal and mining rights, oil and gas rights incidental thereto, etc., as the same appear in the above-recited deed and in prior instruments of record.

TOGETHER with a sewage and drainage easement over adjacent property now or formerly of Shuster on the existing natural water course, said easement to be 20 feet in width. The storm drainage to be underground only to the natural water course.

UNDER AND SUBJECT to all prior recorded rights of way affecting the property herein conveyed, including a right-of-way agreement dated March 9, 1951 and recorded in Deed Book Volume 613, page 183, as amended by right-of-way agreement dated May 21, 1968, and recorded at Deed Book Volume 891, page 168 and, as further amended by Amendment to Rights of Way Agreement dated December 1, 1998 and recorded in Deed Book Volume 2941, page 0303.

BEING KNOWN AS: 108 SETTLERS COURT, FREEPORT, PA 16229

PROPERTY ID NUMBER: 040-S13-B202-0000

BEING THE SAME PREMISES WHICH MICHAEL J. GRIMES AND JANE C. GRIMES BY DEED DATED 6/14/2021 AND RECORDED 6/16/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO: 202106160016972, GRANTED AND CONVEYED UNTO ALTORIA MAY AND JASON MAY, WIFE AND HUSBAND.

PROPERTY ADDRESS: 108 SETTLERS COURT, FREEPORT, PA 16229

UPI / TAX PARCEL NUMBER: 040-S13-B202-0000

Seized and taken into execution to be sold as the property of ALTORIA MAY, JASON MAY in suit of PENNYMAC LOAN SERVICES, LLC.

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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA 866-413-2311

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania