

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30007

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:

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.

TRACT 1

ALL that certain piece, parcel, or tract of land situate in Clearfield Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Carbon Center Road, T-595, at the Southwest corner of lands of now or formerly C. L. Bayer and lands of grantors herein; thence along line of lands of now or formerly C. L. Bayer and now or formerly J. Fowler, North 03 degrees 30' 00" West, a distance of 1,172.44 feet to a point; thence through a fifty-foot right of way, North 86 degrees 30' 00" West, 50 feet to a point, the true place of beginning of the parcel herein conveyed and being the Southeast corner of the parcel herein conveyed; thence through other lands of grantors, North 86 degrees 30' 00" West, 249.21 feet to a point; thence through same, North 03 degrees 30' 00" East, 349.58 feet to a point; thence through same South 86 degrees 30' 00" East, 249.21 feet to a point on the westerly side of a proposed fifty-foot right of way; thence along the westerly side of said proposed fifty-foot right of way, South 03 degrees 30' 00" West, 349.58 feet to a point, the place of beginning.

And being Parcel C and containing 2.00 acres as set forth in the Plan of Subdivision for Gerald L. & Shirley Garing, as recorded at Plan Book Volume 230, Page 9.

TRACT 2

ALL that certain piece, parcel, or tract of land situate in Clearfield Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the Southeast corner of line of lands of second party, and being on the westerly right of way line of a proposed 50-foot right of way; thence along line of lands of second party, North 86 degrees 30' 00" West, 249.21 feet to a point; thence through line of lands of first parties, South 03 degrees 30' 00" West, 40.0 feet to a point; thence through same, North 84 degrees 22' 53" East, 252.40 feet to a point, the place of beginning. And being a triangular shaped piece of ground containing 0.10 acres. And being Parcel B-I on the Garing and Smith Subdivision recorded at Plan Book 238, Page 47.

Outsale Inst # 200012270030650.

ALL that certain piece, parcel, or tract of land situate in Clearfield Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the Northeast corner of lands of first party and adjoining land of second parties and being on the westerly right of way line of a proposed 50-foot right of way; thence along line of lands of first party, North 86 degrees 30' 00" West, 249.21 feet to a point; thence along same, South 03 degrees 30' 00" West, 40.0 feet to a point; thence through lands of first party, North 84 degrees 22' 53" East, 252.40 feet to a point, the place of beginning. And being a triangular shaped piece of ground containing 0.10 acres. And being Parcel C-I on the Garing and Smith Subdivision recorded at Plan Book 238 Page 47.

The improvements thereon being known as 101 Lees Way, Butler, Pennsylvania - 16002.

BEING the same property conveyed to Paul F. Smith, by Deed dated December 20, 2000 and recorded December 27, 2000 in the Butler County Recorder of Deeds as Instrument 200012270030650.

PROPERTY ADDRESS: 101 LEES WAY, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 090-1F102-B7KA-0000

Seized and taken into execution to be sold as the property of EBK HOLDINGS LLC, MICHELLE A. SMITH A/K/A MICHELLE BAPTISTE SMITH, AS ADMINISTRATRIX OF THE ESTATE OF PAUL SMITH A/K/A PAUL F. SMITH, DECEASED in suit of U.S. BANK NATIONAL ASSOCIATION.

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:
HILL WALLACK, LLP
YARDLEY, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania