SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30182

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, JANUARY 15, 2027
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 the Borough of Fairview, County of Butler, and Commonwealth of Pennsylvania, bounded and described as follows:

NORTH by Sunbury Street; East by an alley; South by an alley; and West by Chestnut Street, being One Hundred Eighty (180) feet square and containing three (3) Town Lots in the original Plan of Fairview Borough.

BEING KNOWN AS: 110 SUNBURY STREET, PETROLIA, PA 16050

PROPERTY ID NUMBER: 410 S1 C20000

BEING THE SAME PREMISES WHICH RANDALL SCOTT PARKER AND TRACEY A. PARKER, HIS WIFE BY DEED DATED 6/27/2008 AND RECORDED 7/11/2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO.:200807110015724, GRANTED AND CONVEYED UNTO THOMAS E. EALY, A MARRIED PERSON.

PROPERTY ADDRESS: 110 SUNBURY STREET, PETROLIA, PA 16050

UPI / TAX PARCEL NUMBER: 410-S1-C20000

Seized and taken into execution to be sold as the property of THOMAS E. EALY in suit of M & T BANK.

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

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.